

36 HIGH STREET WEST and SHEILD'S YARD



(Gilbert & Thomas July 2007)

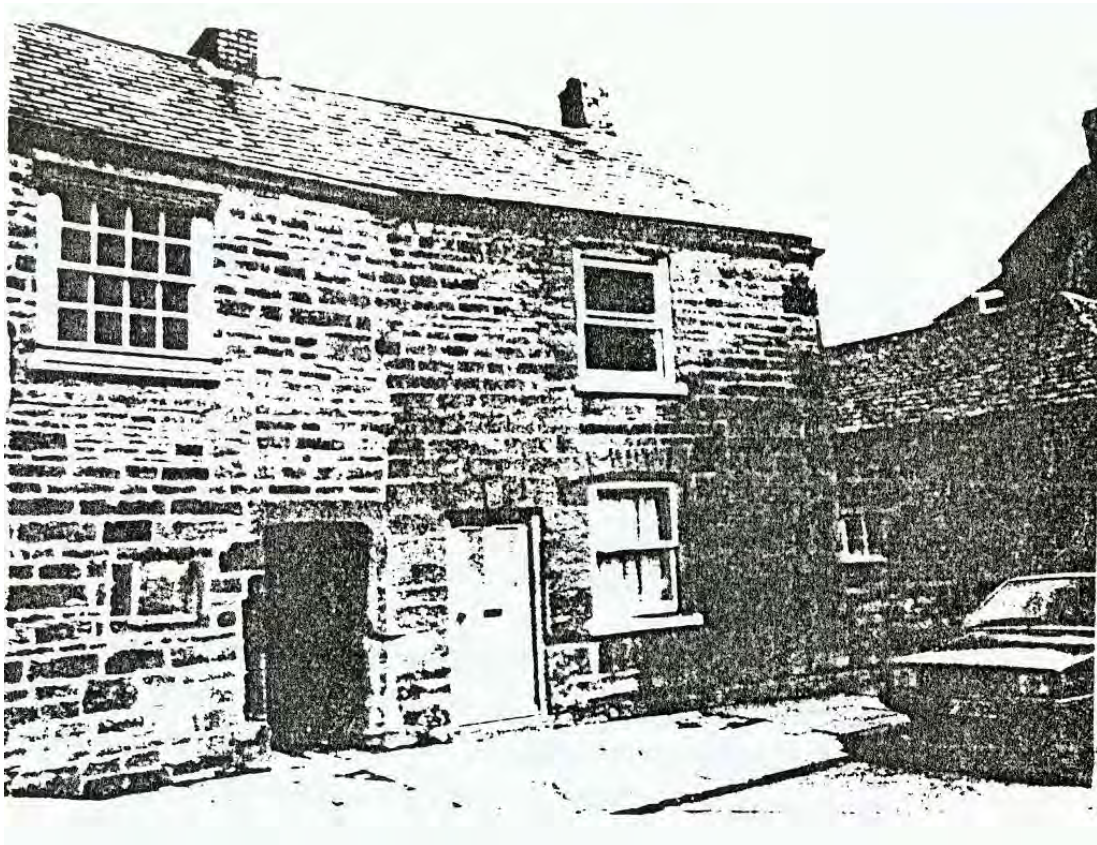
A Mini – History

**Uppingham Local History Group
MH No. 1**

**August 2007
June 2011 (revised)**

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No. 36 HIGH STREET WEST
and properties in
SHEILD'S YARD



(Murray)

No 36 High Street West : 1983

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Nos 38 & 36 High Street West and Passage entrance to Sheild's Yard

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INTRODUCTION

For purposes of this Study, Sheilds Yard includes not only the Yard but also the properties at either end - that is 36 & 38 in High Street West and 13, 15 & 17 in North Street West. Notwithstanding this Study concentrates upon No 36 High Street East and the yard behind.

The properties derive from an ancient messuage contained within the Manor of Preston with Uppingham that until enfranchisement in 1883 was held copyhold of the Lord of that Manor. By virtue of its being an ancient messuage, the owner was entitled to a number of strips of land in different parts of the medieval common fields and had the right to graze his cattle & sheep in its common pastures. Another right was to a pew or lesser number of seats in the Parish Church. In consequence at such messuages there developed a yard behind the owner's dwelling with barns to store farm produce and to stable his beasts, besides space for an orchard and to grow vegetables for household consumption. A typical example of this type of "town farmhouse" and used as such within living memory, is seen a little farther along the High Street at No 46 The Maltings once owned by the Tabram family and before them by the Wadds. At some distant time a right of way between the High Street and north back way through the Yard became established, similar to those found in Reeves and Hopes Yard.

No. 36 comprised part of one of these former ancient messuages that combined Nos. 36 & 38 High Street West, the numerous hovels in Sheilds Yard and the dwellings of Nos. 13, 15 and perhaps also part of 17 North Street West. Looking at boundary alignments of adjacent properties shown in the OS map of the town, it is not impossible that the original property also incorporated Nos. 34 & 34A High Street West through to No. 11 North Street West. If so, the separation of these properties into different ownerships had started prior to 1670 and was total by 1740 when court roll records resume following a gap of some sixty years.

During its time, the use of No. 36 has been agricultural, commercial and residential. For much of the C19th the present building was both residence and a boot maker's workshop. The remainder of the frontage, No 38, was the clerks' office belonging to the attorney's practice located adjacent at No. 40 High Street West.

Further in, the Yard formed the core around which dwellings developed, with subdivisions and in-fillings following pressures of population growth and economic prosperity, providing a focus and dictating their organisation and use. Not until the last hundred years did the shared pump and privy cease to be in joint use by all the families living here.

The High Street frontage retains the appearance of the street before the C19th rebuilding by schoolmasters and wealthy professionals Thring attracted to the town. The buildings are not considered of architectural or historic interest, except for the pump in the yard which is listed.

SP 8699 and 8799
4/57

UPPINGHAM

HIGH STREET WEST
(north side)

Pump to rear of No 38

II

Pump, dated 1805. Of cast iron within wooden casing. Handle and spout survive. Lead plaque with deer's head, date and initials W.G.

The metal plate on the case ' W G - 1805 ' commemorates, albeit a little late, that in October 1802 William Gamble acquired the property from Francis Bennett.

Today it is called Sheild's Yard after the family of attorneys who for three generations had their office and home at Nos. 38 & 40. Prior to that it was known as Gamble's Yard, relicts of whose ownership some see in the initials decorating the pump in the yard and in the name of a property further along High Street West. At the end of the C18th it was known as Freeman's Yard and before that as Bennett's Yard or, as recorded on the 1839 town map, Binnett's Entry. The occupation of the two families overlapped so that Bennett's name lingered in connection with properties at the northern end when the southern part was already associated with Freeman & then with Gamble.

Prior to the mid C17th no records are available, but a possible earlier name might have been Mathewes' Yard after the then owners.



The Pump over the Yard's well



Gamble's Name-Plate

The sources for this Mini-Property Study are, firstly the Court Rolls for the Manor of Preston with Uppingham now deposited for safe keeping with the Record Office for Leicestershire, Leicester & Rutland (ROLLR) and secondly the Collection of Property Deeds belonging to the then owners Mr & Mrs Hayes who in January 2003 kindly allowed the writer to study them and to make notes. Nothing reproduced here in any way derogates from the copyright of either party or their successors in title.

Additional information is drawn from the census enumerations and Uppingham Rate Books. A more detailed investigation would need to consult also the series of Uppingham Land Tax Assessments held at ROLLR, genealogical material, Vestry books and Poll Tax records.

AN ALTERNATIVE DEVELOPMENT

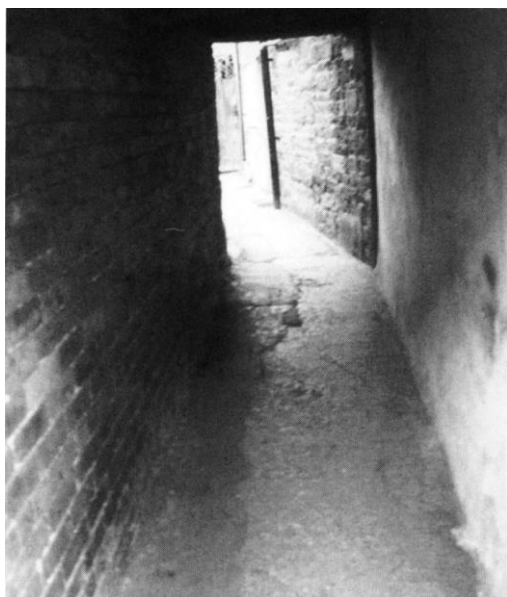
The Yard's development described in the introductory chapter assumes a history no different from other messuages in Uppingham. Comparison with Crown, Reeves and Hopes Yards each with their through footpaths suggests there was nothing exceptional or out of the ordinary between these and the similar Sheilds Yard in the western part of the town. As a consequence, features such as the shape of the yard, the purpose & function of the through route and the implications of tenure were left unexplored.

In his Bryan Matthews Lecture and subsequent publication¹ Alan Rogers discussed distortions to local routes imposed by Uppingham's development and how this growth gave rise circa 1200 to the medieval planned town. Building from this, ideas about the growth of the medieval settlement and likely pattern of routes joining it with neighbouring settlements suggest a possible different reason or reasons for Sheilds Yard that is discussed here.

The town's north-west quadrant presents some unusual features -

- the first is that from the Thring Centre westwards all north-south plot boundaries are curved and all bend the same way, uniformly to the left;
- secondly that the tenure of all the messuage plots, excepting the Yard, is freehold;
- finally why was there only one north-south footpath or need for one and why located at what is now Sheilds Yard and not elsewhere ?

The 13th century planned town was hemmed in on the SE, SW & NW by demesne lands belonging respectively to the Preston, Rectory & Scarlies manors and on the South by the market place, parish church and steeply sloping ground leaving only a limited option for growth over land to the north-east. Once available space within the planned town was used up, new building could take place only in the common fields beyond these obstructions. When this happened and settlement extended to the west along the ridge, boundaries of today's plots all showing the same angle of curve suggest that the new messuages were built on the pre-existing open field selions taking their shape from them.



(Alan Rogers)

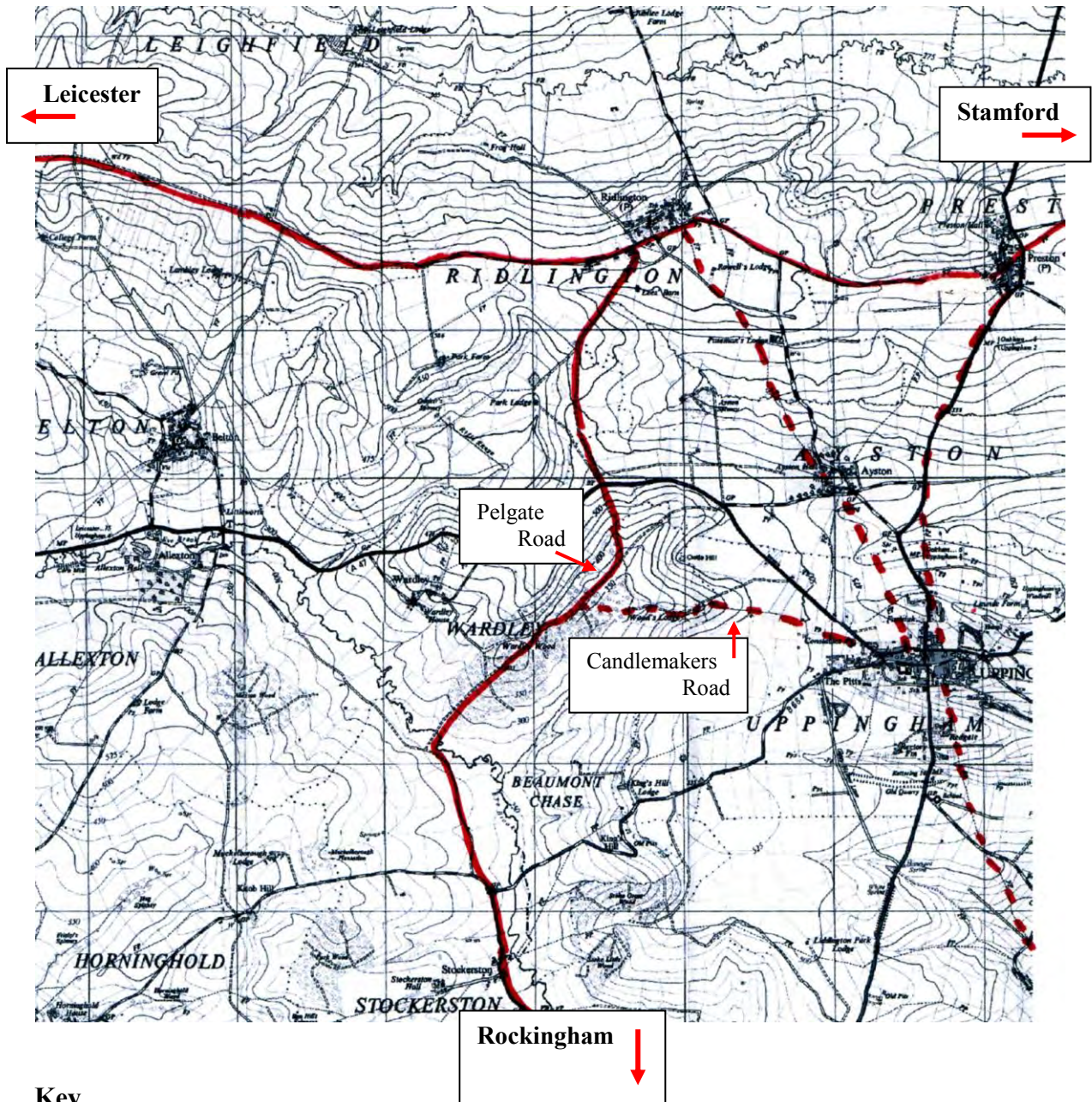


The curve in the walls of the entry passage to Sheilds Yard from High Street West

¹ Prof Alan Rogers The Making of Uppingham ULHSG 2003.

A PROPOSED EARLY MEDIEVAL ROAD SYSTEM

WITH FOOTPATH LINKS TO UPPINGHAM



Key

- Main routes.
- - - Footpaths leading to Uppingham.

This however is not to argue that Sheilds Yard was necessarily one of these selions, only that its boundaries either side followed the curve of those strips of land that were subsequently built on.

In an area uniformly freehold, to find all component parts of the Yard were copyhold of the Preston with Uppingham Manor is a seeming anomaly. Disregarding the half dozen copyhold plots at the corner of High Street & Orange Lane part Rectory Manor and part Preston Manor and two or three more Rectory copyholds at the other corner where High Street becomes the Leicester Road, with the exception² of Sheild's Yard every piece of land in the town's NW quadrant is freehold tenure. The situation is illustrated by the map on the next page.

The explanation proposed here is that this is because from time immemorial the footpath was recognised as public highway. The open field selions, subsequently messuages, might be held freehold, but they lay within the Preston with Uppingham Manor where by manorial custom open spaces and highways were counted part of the Lord's 'waste'. This would account for the different tenure and by extrapolation for any encroachments such as building within the yard space when accepted, to be classified copyhold of the manor.

A shortcut between the main street and the north back way was a convenience, but as shown at Hopes Yard³ did not necessarily produce a change of tenure compared with surrounding plots. In his study of the origins of Uppingham⁴, Professor Rogers identifies only one route leading directly to Uppingham; a very early footpath from Preston to Lyddington passing through the town by way of Crown Passage and Reeves Yard. In a Domesday context before Ayston Road existed this footpath provided the direct route to the county town, but a long way round for those travelling to Ridlington, the seat of the King's Manor and of its Steward. Logically more people had business at Ridlington than at Oakham. Is it possible then that Sheilds Yard with its extension through Pig Lane marks the remnant of another such very early direct route from Ridlington by way of Ayston, left over from a time when the settlement at Uppingham was so insignificant that no north-south or east-west route passed anywhere closer than respectively Glaston or Ridlington ?

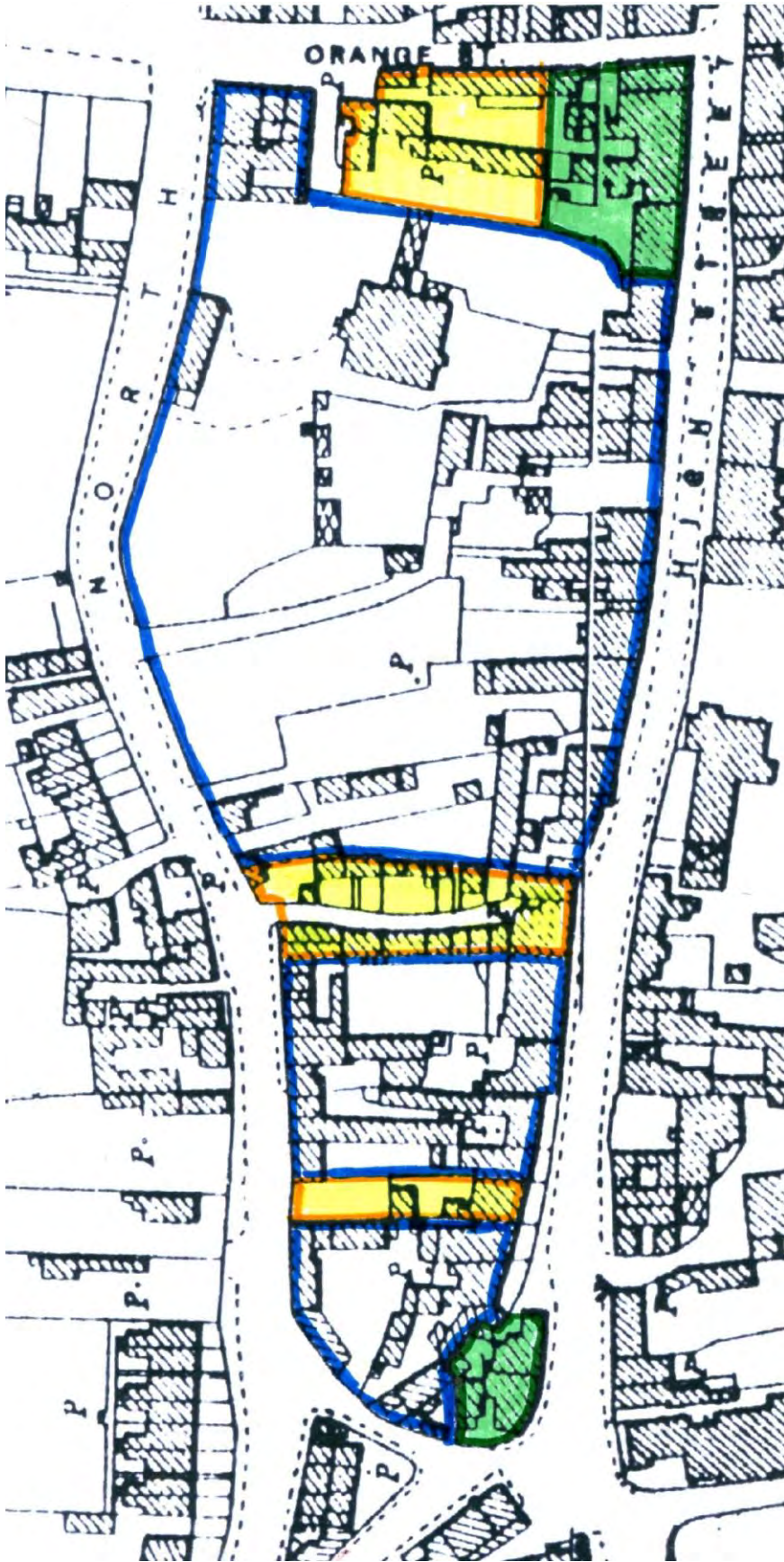
The map opposite illustrates a possible scenario for pre-Domesday routes converging on the King's Manor at Ridlington. Routes marked by broken lines show assumed connections to Uppingham, the one following Professor Rogers' north-south footpath linking with Preston and Lyddington and the other going to Ridlington by way of Sheilds Yard and Ayston⁵.

² In fact there existed another, Merion House at 50 High Street West formerly called 'Peppers' for which no explanation has been discovered.

³ *Hopes Yard : An Overview*, ULHG 11 October 2009,

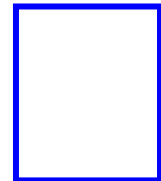
⁴ Professor Rogers op cit p8.

⁵ See also *The Road to Ridlington*, ULHG December 2010.

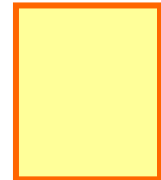


North West Quadrant : Land Tenure

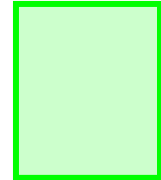
Key



Freehold land



Copyhold land
Preston Manor



Copyhold land
Rectory Manor

PRESTON WITH UPPINGHAM MANOR

The history and descent of the Manor of Preston with Uppingham can be consulted in the Victoria County History of Rutland¹, in James Wright's History of Rutland² and in various nineteenth century Directories as those published by Pigot, Slater, White, Wright and others.

The Lordship of the Manor was held until recently by the Earls of Gainsborough of Exton Park, Rutland. Nowadays the title has little practical significance, except when from time to time there is discovered some corner of the manor left unsold after all surrounding properties were enfranchised. Local Land Charges Searches (pages 33 - 35) indicate one such place is Sheild's Yard. Here the legal status of the ownership or adoption of the surface, sub-surface, wayleaves for water, lighting, surface & foul water drains, is far from clear. Notwithstanding the Yard is a public right of way and has been from time immemorial.

The surviving Court Rolls for the Manor covering the period from 11 October 1658 to 27 May 1936, have been deposited with the Record Office for Leicestershire, Leicester & Rutland at Wigston under Accession Reference DE 6105.

Summaries of entries in the court roll books referring to No 36/38 and the Sheild's Yard properties are reproduced following. Where known, the postal address of a property has been inserted – but this identification is sometimes a matter of opinion and may contain errors.



Entrance to Sheild's Yard

¹ VCH Vol II 1975 reprint at page 98 and following.

² James Wright "History and Antiquities of the County of Rutland" reprinted 1973, page 132.



The Passage with the Pump on the right



Sheild's Yard looking to North Street West

ENTRIES FROM THE COURT ROLLS³

Root Title

- 22 October 1672** MPUCR Latin Vol ff 32R & V.
7 April 1673 f 32V.
22 October 1674 f 38V.
Richard & Dorothea Mathewes sell a house, land & barn to Bartholomew Hull cordwynder and to William Hull.
Annual rents Shs. 1/8d, 2d and (not given). **Sheild's Yard**
- 18 October 1675** MPUCR Latin Vol ff 41V-42R.
Richard & Dorothea Mathewes sell a shop to Samuel & Marie (Maria) Hudson.
Annual rent 4d pa **36 High St West pt**
- 21 April 1676** MPUCR Latin Vol ff 43V & 43V-44R.
Samuel & Maria Hudson sell a shop to Francis Bennitt cordwynder & Elizabeth his wife.
Bartholomew Hull cordwynder sells his part of a house, part of a barn and half of a piece of land to Francis Bennitt cordwynder & Elizabeth his wife.
Rents 4d pa. **36 High St West pt**
Shs. 1/8d pa. **Sheild's Yard**

Late C17th

A fragment of court roll in Latin at the Northamptonshire Record Office awaiting translation, refers to Francis Bennett. It appears to record a recovery to establish title to his property described in the previous entry. **36 High St West pt**
Sheild's Yard

- 28 April 1737** MPUCR Vol A ff 2R-V
Francis Taylor the younger inherits either No. 13 NSW or Nos. 1 & 3 Sheild's Yard from his mother Joan (and her deceased husband Francis Taylor senior), described as two tenements lately built standing at the north end of the yard of Francis Bennett.
Annual rent 1d.
Could this derive from the land and 4 bays of barn sold by the Mathewes to William Hull.

Nos. 36 and 38 High Street West and lower part of Sheild's Yard

- 31 October 1737** MPUCR Vol A ff 3R-4R
Admission of Francis Bennett shoemaker on surrender of John & Dorothy Robinson Messuage or tenement at south end of (Sheild's) Yard.
Annual rent 4d. **36 High St West pt**
- 1 November 1742** MPUCR Vol A ff 28V-29R
Francis Bennett surrenders in favour of himself, his son William & wife Elizabeth.
- Messuage or tenement. Annual rent 10d. **Sheild's Yard**
- Two tenements since divided into four. Annual rent 2d. **Sheild's Yard**
- Messuage of tenement. Annual rent 4d. **36 High St West pt**

³ ULHG Transcripts based on MPUCR now at the Record Office under acc ref DE 6105.

- 27 October 1743** MPUCR Vol A ff 32V-33R & 33R
Henry Wheston inherits from his father John Wheston dec'd and sells on to Robert Lockwood. Comprises Nos. 36 & 38 HSW and unspecified properties at the southern end of Sheild's Yard.
The annual rent is 6d. **36 & 38 High St West.**
- 30 October 1748** MPUCR Vol A ff 47V-48R.
Robert Lockwood surrenders in favour of himself and his wife Mary. Same property.
Andrew Mearse is named as a previous owner.
Annual rent 6d. **36 & 38 High St West.**
- 25 November 1755** MPUCR Vol A ff 98V-99R.
The Lockwoods sell to William & Mary Hill. The roll names a "Smith" as owner prior to John & Jane Meares. Mary Hill survived her husband and on 31 October 1780 Sussana Thorpe was admitted as her devisee.
Annual rent 6d. **36 & 38 High St West.**
- 12 November 1760** MPUCR Vol A ff 129V
Admission of William Bennitt cordwainer & his wife Elizabeth from Henry Thorpe & Eleanor his wife to tenement or dwelling house containing two bays of building.
Annual rent 6d. **38 High St West pt**
It appears that by this time all of the northern, central and part of the south end of the yard had been separated off from the two properties fronting the High Street.
- 19 October 1773** MPUCR Vol B ff 42V-43R
Mary Hill inrols her will in the Manor Court naming the successor to her property.
36 & 38 High St West.
- 22 October 1776** MPUCR Vol B f 66R-V
William Bennett's recovery (ie: to establish his ownership against other claimants)

- Messuage or tenement.	Annual rent 10d.	Sheild's Yard
- Two tenements since divided into four.	Annual rent 2d.	Sheild's Yard
- Messuage of tenement.	Annual rent 4d.	36 High St West pt
- 31 October 1780** MPUCR Vol A f 106V
Susannah Thorpe daughter of Mary Hill dec'd and wife of Richard Thorpe inherits the property.
Annual rent 6d. **36 & 38 High St West.**
- 31 October 1780** MPUCR Vol A ff 108R & V.
Mary Hill's will naming her successor is inrolled in the Manor Court.
(This would be a different will from that inrolled in October 1773).
- 31 October 1786** MPUCR Vol B ff 136V - 137R
William Bennitt the younger inherits as grandson & devisee of his grandfather William Bennitt the elder.

- Dwelling containing two bays of building.	Annual rent 6d.	38 High St West pt
- Messuage or tenement.	Annual rent 10d.	Sheild's Yard
- Two tenements since divided into four.	Annual rent 2d.	Sheild's Yard
- Messuage of tenement.	Annual rent 4d.	36 High St West pt

29 & 30 October 1793

MPUCR Vol C f 38.

Richard & Susannah Thorpe surrender the property to Mary Cleave, spinster.. The yard is now known as Freeman's Yard.

Annual rent 6d.

36 & 38 High St West.

19 October 1802

MPUCR Vol C f 113

Admission of William Gamble carrier in succession to William Bennett to property -

- Dwelling containing two bays of building. Annual rent 6d. **38 High St West pt**
- Messuage or tenement. Annual rent 10d. **Sheild's Yard**
- Two tenements since divided into four. Annual rent 2d. **Sheild's Yard**
- Messuage of tenement. Annual rent 4d. **36 High St West pt**

William Bennett acquired these properties on 31st October 1786.

24 October 1822

MPUCR Vol E ff 136-138.

Admission of Ann wife of John Abbey and Mary Elizabeth Cleaver, nieces* and co-heiresses of Mary Cleaver deceased spinster who died intestate.

Annual rent 6p.

36 & 38 High St West.

* See next entry when Mary Cleaver is described as their grandmother.

[Hereafter the property is sub-divided into Parts].

30 April 1823

MPUCR Vol E ff 139-142.

William Gamble currier succeeds to the property on payment of £18 to Ann Abbey & Mary Elizabeth Cleaver in discharge of a Bond dated 12 November 1805 made by Mary Cleaver widow in the penal sum of £70, subject to the condition that it became void if AA & MEC surrendered the property to Gamble.

Property described as south part of a messuage, cottage or tenement in a place formerly called Freeman's Yard & now occupied by William Gamble as a workshop, held with other part of the said m, c or t under a yearly rent of 6d.

38 High St West.

Apportioned annual rent 2d.

36 High St West.

23 October 1823

MPUCR Vol E ff 174-176.

James Easton fishmonger succeeds Mary Elizabeth Cleaver & Ann Abbey on payment of £35 to the north part of the messuage, cottage or tenement occupied by William Coulson, which is located in Freeman's Yard, now called Gamble's Yard.

Annual rent 3d, apportioned part of annual rent of 6d for both the N & S parts together.

(Note: 1d annual rent is not accounted for).

Sheild's Yard

31 October 1848

MPUCR Vol F f 463R.

Edward Cort fishmonger succeeds James Easton yeoman on payment of £19 to property in Freeman's Yard, formerly called Gamble's Yard.

Annual rent 3d part of ancient rent of 6d per annum.

Sheild's Yard

30 October 1849

MPUCR Vol F f 474R.

Purchase by William Gilson gent from William Gamble for £370.

(a) Property at the South end of Gamble's Yard comprising -

- Messuage lately occupied by William Gamble and now unoccupied.
Annual rent 6d.
- Storehouse on East side of the Yard now unoccupied.

38 HSW pt.

36 HSW pt.

- Two tenements on the West side of the Yard adjoining the first mentioned messuage, divided into four tenements of which two are unoccupied and two are in the occupation of Charles Freeman & Mary Thompson. **Sheild's Yard**

- Messuage with a garden on East side of the Yard, lately occupied by William Spencer and now by Elizabeth Andrews. **Sheild's Yard**

All above properties were held by William Gamble on the surrender of William Bennett on 19 October 1802.

- (b) Also the South part of the first messuage which abuts on Town Street lately occupied by William Gamble and now untenanted to which Gamble was admitted on 30 April 1823 in succession to Mary Elizabeth Cleaver & Ann wife of John Abbey.

36 & 38 High St West.

30 October 1849

MPUCR Vol F f 474V.

Edward Cort now appears at Court to take admission on surrender of James Easton.

Property now described as all the North part of a messuage or cottage in Gamble's Yard.

7 December 1880

MPUCR Vol I ff 125R - 128V.

William Thomas Sheild inherits from his deceased father William Sheild, formerly William Gilson who died on 24th March 1880, the following properties -

- (a) Messuage, etc containing two bays of building with garden at the South end of a place formerly called Freeman's Yard, afterwards Gamble's Yard & abutting on the Town (High) Street. Formerly in occupation of William Gamble & then of John Woodcock and now used as offices by Robert & William Thomas Sheild.

Annual rent 6d.

38 High St West

- (b) Messuage or tenement on East side of Gamble's Yard formerly William Gamble's workshop, warehouse or storeroom and then untenanted.

Annual rent 10d.

? Sheild's Yard

- (c) Two dwellings on West side of Gamble's Yard adjoining Pty (a); formerly four tenements of which two were used by William Gamble as storerooms & two formerly occupied by Charles Freeman & Mary Thompson.

Annual rent 2d.

? Sheild's Yard

- (d) Messuage etc on East side of Gamble's Yard with garden, formerly occupied by William Spencer, the Elizabeth Andrews.

Annual rent 4d.

? Sheild's Yard

- (e) South end of messuage (d), formerly in the occupation of William Gamble in the said Yard, formerly used as workshop, warehouse or storerooms. Which said South end abuts on the Town (High) Street.

Annual rent 2d.

36 High St West

Properties (a-e) above acquired by William Sheild (Gilson) on 30th October 1849 on the surrender of William Gamble.

- (f-h) Three separate properties in Bennett's Yard.

Annual rents Shs 1/- & 4d.

Properties acquired 10th January 1860 on surrender of Elizabeth Tyler.

- (i) North part of messuage etc in Gambles' Yard formerly occupied by James Easton the elder, then by Edward Cort.

Annual Rent 3d.

William Sheild admitted 3rd December 1862 from Edward Cort.

17 February 1883

William Thomas Sheild's Enfranchisement Award in the sum of £22. 12s. 3d.
Property as described above.

MPUCR Vol I ff 195V - 197R.

Nos 36 & 38 High Street West

No Sheild's Yard

Nos North Street West

6 April 1883

Award enrolled in the Manorial Court Rolls.

MPUCR Vol I ff 197R - 198R & V.

Nos 36 & 38 High Street West

No Sheild's Yard

Nos North Street West

[There are no further entries in the Court Roll Books]

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1804 Map of Uppingham

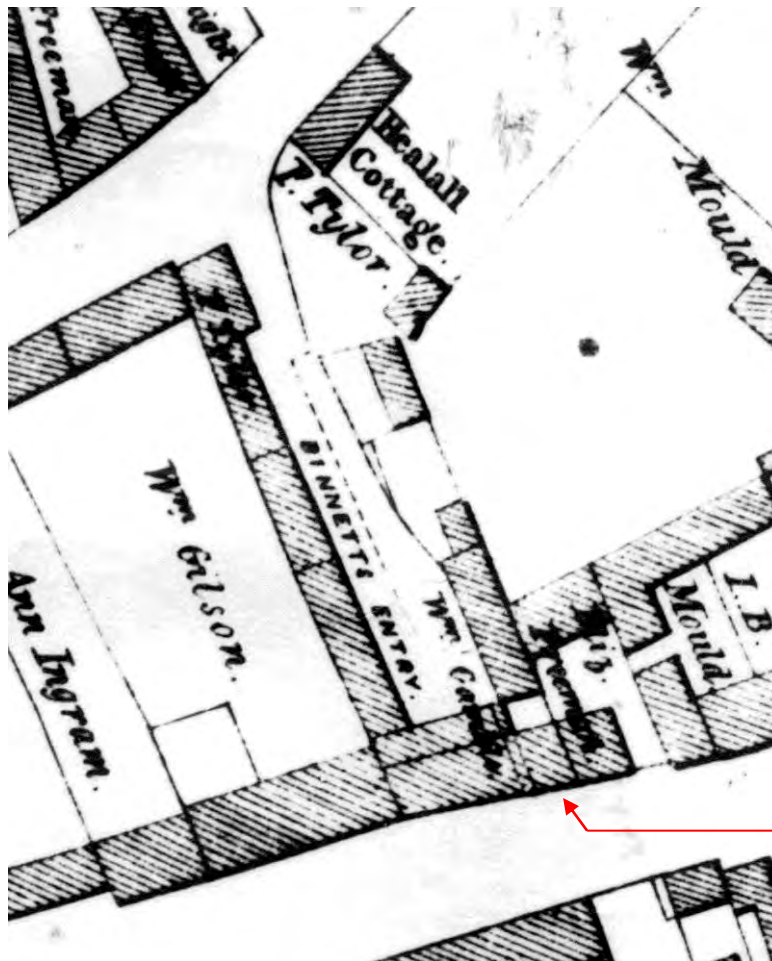


No 36

Owners of Old Inclosures

- No 131 42 High Street West
Thomas Tyler snr
Freehold 4 perches.
- No 132 40 High Street West
38 High Street West
15, 17, 19 & 21 NSW
Benjamin Barratt
Freehold 34 perches.
- No 133 13 North Street West
Thos Tyler (Taylor)
Copyhold PM 3 perches.
- No 134 Sheild's Yard (West side)
Thomas Cant
[Co PM] 5 perches.
- No 135 1 & 3 Sheild's Yard
Francis Tyler (Taylor)
Copyhold PM 3 perches.
- No 136 36 High Street West (part)
William Gamble
Copyhold PM 18 perches.
- No 137 36 High Street West (part)
Sheild's Yard (rear 36 HSW)
Mary Cleaver 2 perches.

1839 Map of Uppingham

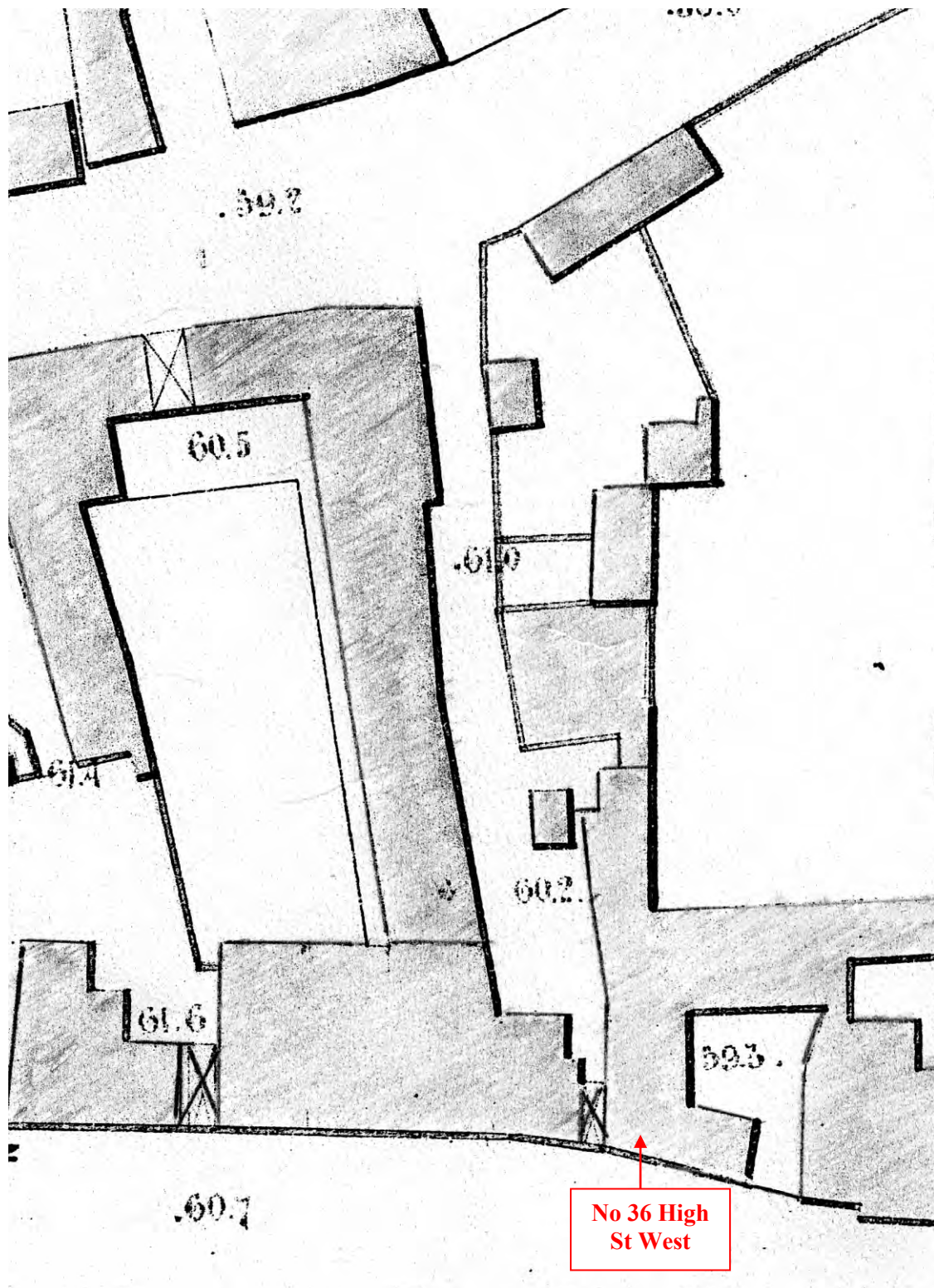


**No 36 High
Street West**

Uppingham Rate Book 1837

No	Occupier	Owner	Rateable Value	Property	Address
289	W'm Gilson	W'm Gilson)		House, outhouse, & yard	
290	W'm Gilson	W'm Gilson)	£ 18. 00s	Hse, outbuildings, yard & garden	40/42 HSW & 17/19/21 NSW
291	Joseph Ingram	Francis Tylor	£ 5. 10s	Hse, outbuildings & yard	15 NSW
292	W' Knight	Francis Tylor	£ 1. 15s	House & yard	Sheild's Yard (West side)
293	Thos Pickering	Francis Tylor	£ 1. 15s	House & yard	13 NSW
294	[?] Reynolds	Francis Tyler	£ 2. 15s	House & yard	1 Sheild's Yd
295	John Barnett	W'm Gamble	£ 1. 10s	House & yard	? Sheild's Yd
296	Chas Freeman	W'm Gamble	£ 1. 10s	House & yard	? Sheild's Yd
297	Widow Simpson	W'm Gamble	£ 2	House & yard	? Sheild's Yd
298	Jas Easton	Jas Easton	£ 2	House & yard	? Sheild's Yd
200	W'm Gamble	W'm Gamble	£ 10	House, Shop, Outbuildings, yards	36/38 HSW

1858 Map of Uppingham



The 1858 Map of Uppingham was prepared to show levels in connection with drainage works so does not record property owners or internal boundaries. Its value lies in that it was the most accurate representation of buildings yet prepared.

CENSUS ENUMERATIONS

1851

High Street West

No	Street or Building	Name	Relation	Status	Age M	Age F	Occupation	Place of Birth
48	High Street [38 HSW]	Thomas Reeve	Head	Married	30		Solicitors Writing Clerk and Farmer of 30 acres employing One labourer & one boy	Wing, Rutland
		Dorothy Emma Reeve	Wife	Married	5	29	Scholar	Uppingham, Rutland
		Frederick James Reeve	Son			3		Uppingham, Rutland
		Zillah Mary Reeve	Daughter			1		Uppingham, Rutland
		Alice Elizabeth Reeve	Daughter			30	Coal Merchant's Wife	Lyndon, Rutland
		Sarah Reeve	Visitor			1		Wing, Rutland
		Jenny Reeve	Visitor					Hallaton, Leics
		George Kilburn	Servant	Unmarried	16		Farmer's Servant	
49	High Street [36 HSW]	William Fryer	Head	Married	41		Boot & Shoe Maker, employing one man	Kimbolton, Hunts
		Mary Fryer	Wife	Married		47		Bwlchfrydd, Montgomeryshire
		Richard Morgan	Cousin	Unmarried	26		Boot & Shoe Maker (Journeyman)	Caersews, Montgomeryshire
		Amey Love	Lodger	Widow		80	Stay & Corset Maker	Burgh in the Marsh, Lincs
	3 - 0 - 0				5	7		

Gamble's Yard

No	Street or Building	Name	Relation	Status	Age M	Age F	Occupation	Place of Birth
119	Gambles Yard	Rebecca Ingram	Head	Widow		58	Grazier	Uppingham, Rutland
		Elizabeth Ingram	Daughter	Unmarried		19	Assistant to Mother	Uppingham, Rutland
120	Gambles Yard	Thomas Ellingworth	Head	Married	46		Farm & General Labourer	Preston, Rutland
		Mary Ellingworth	Wife	Married		47		Langard, Isle of Wight
		Emma Ellingworth	Dau	Unmarried		22	Dress Maker	Uppingham, Rutland
		Seth Ellingworth	Son	Unmarried	20		General Labourer	Uppingham, Rutland
		Eliza Ellingworth	Dau	Unmarried		18	(At home)	Uppingham, Rutland
		Frances Ellingworth	Dau	Unmarried		15		Uppingham, Rutland
		George Ellingworth	Son		12		Farm Labourer	Uppingham, Rutland
		Thomas Ellingworth	Son		11			Uppingham, Rutland
		Elizabeth Ellingworth	Dau			9	Scholar	Uppingham, Rutland
		Hannah Ellingworth	Dau			7	Scholar	Uppingham, Rutland
121	Gamles (sic) Yard	Margaret Knight	Head	Widow		77	Shoemaker's Widow	Uppingham, Rutland
		Betsy Porter	Grand dau			6		Uppingham, Rutland
122	Gambles Yard	Thomas Pickering	Head	Married	63		Pauper (Miller)	Barnack, Northants
		Elizabeth Pickering	Wife	Married		68		Langtoft, Lincs
123	Gambles Yard	Martha Iliffe	Head	Widow		30	Hawker of Millinery	Leicester
		Mary A Iliffe	Dau			9	Scholar	Uppingham, Rutland
		Emma Iliffe	Dau			7	Scholar	Uppingham, Rutland
		Sarah Jane Iliffe	Dau			2		Uppingham, Rutland
124	Gambles Yard	Samuel Spencer	Head	Married	40		General Labourer	Uppingham, Rutland
		Sarah Spencer	Wife	Married		42		Langtoft, Lincs
		John Spencer	Son		8		Scholar	Uppingham, Rutland
		Samuel Spencer	Son		5			Uppingham, Rutland
		Mary Page	Visitor	Unmarried		24	Servant	Uppingham, Rutland
		William Page	Lodger	Lodger	3			Ridlington, Rutland
125	Gambles Yard	Elizabeth Turner	Head	Unmarried		33	(Pauper) Washerwoman	Uppingham, Rutland
126	Gambles Yard	Edward Cort	Head	Married	41		Fishmonger	Mkt Harborough, Leics
		Sarah Cort	Wife	Married		46	Wife - employed in business	Sewstern, Lincs
		James Cliffe	Wife's son		20		Fishmonger - ditto	Uppingham, Rutland
		Caroline Cliffe	Wife's dau			18	Servant (Ill at home)	Uppingham, Rutland
		Joseph Cliffe	Wife's son		14		Scholar	Uppingham, Rutland
	8 - 0 - 0				12	20		

1871

High Street West

Page 34] The undermentioned Houses are situate within the Boundaries of the									
No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES (No. of Houses in the Street, &c.)	NAME and Surname of each Person	RELATION to Head of Family	CON- DITION	AGE of Male Female	Rank, Profession, or OCCUPATION	WHERE BORN	Whether 1. Deaf-and-Dumb 2. Blind 3. Imbecile or Idiot 4. Lame
192	High Street [36 HSW]	1	James Pagnu	Head	Mar	29	Port Master	Rutland Uppingham	
			Marion do	Wife	do	40	do	do	
			Ellen B. do	Daughter	Unm	12	Domestic (out of place)	do	
			William H. do	Son	do	19	Port Master's Apprentice	Northampton	
			John do	do	do	5	Scholar	Rutland Uppingham	
193	do [58 HSW]	1	John Woodcock	Head	Mar	39	Railway Carpent & Joiner	Rutland do	
			Eliza do	Wife	do	34	do	do	
			Thomas E. Little	Son	Unm	21	Scholar	Leicester	
Total of Houses..		2	Total of Males and Females..		5	3			

Sheild's Yard

Page 5] The undermentioned Houses are situate within the Boundaries of the									
No. of Schedule	ROAD, STREET, &c., and No. or NAME of HOUSE	HOUSES (No. of Houses in the Street, &c.)	NAME and Surname of each Person	RELATION to Head of Family	CON- DITION	AGE of Male Female	Rank, Profession, or OCCUPATION	WHERE BORN	Whether 1. Deaf-and-Dumb 2. Blind 3. Imbecile or Idiot 4. Lame
31	Sheild's Yard	1	John Taylor	Head	Mar	29	Green & Gardener	Northampton	
			Elizabeth do	Wife	Mar	32	do	do	
32	Sheild's Yard	1	Thomas Spencer	Head	Mar	38	Aq Lab	Rutland Uppingham	
			Eliza do	Wife	Mar	41	do	do	
			Robert do	Son	Unm	11	do	do	
			Thomas do	do	do	8	do	do	
33	do	1	Charles Cort	Head	Mar	67	Fishmonger	Leicester	
34	do	1	Robert Chapman	Head	Mar	50	Charwoman	Northampton	
			Mary do	Daughter	Unm	13	Scholar	Northampton	
			John do	Son	do	4	do	Northampton	
			Alfred do	do	do	1	do	do	
			Mary E. do	Daughter	do	1	do	do	
35	do	1	Robert Dowling	Head	Mar	40	Aq Lab	Rutland Marcott	
			Ann do	Wife	do	46	do	Leicester	
			Charles do	Son	do	12	Scholar	Rutland Uppingham	
			Elizabeth do	do	do	9	do	do	
			Grace do	Daughter	do	7	do	do	
36	do	1	Samuel Spencer	Head	Mar	60	Aq Lab	do	
			Thomas do	Son	Unm	12	do	do	
37	do	1	Mary Ellingworth	Head	Mar	49	Landress	Rutland Languard	
			Elizabeth do	Daughter	Unm	17	do	Rutland Uppingham	
			Marion do	do	do	14	do	do	
			Anna Davies Chaudron	Daughter	Unm	11	Scholar	do	
Total of Houses..		7	Total of Males and Females..		11	12			

The Ellingworth, Spencer and Cort families are present in both the 1851 and 1871 censuses, evidence of the relatively stable community living in the Yard. The 1883 plan found with the title deeds indicates the Ellingworth property was at No 1 Sheild's Yard and the Corts lived at No 3. The location of the other residents is not yet determined. At this time what is now the garden and garage of No 36 was covered by one, perhaps more, dwellings and other hovels lined the west side of the Yard.

At No 36 High Street West, although the owners/occupiers changed, the use of the premises as a boot & shoemakers persisted. A greater degree of continuity however is found at Nos 38 & 40 High Street West where William Gilson (who later changed his name to Sheild) was established as a solicitor in 1839, succeeded by his descendants for most of the rest of the century.

PORTRAITS



*Jim Easton was a fishmonger
lodging in North Street in 1851*



Sally Cort was the wife of a fishmonger; in 1851 she was described as "Wife employed in the business" They lived in Gambles Yard (now Sheild's Yard) off High Street West. Her husband came from Market Harborough and she from Sewstern. Their children were also in the business.

PROPERTY TITLE DEEDS

1883 Abstract of Title of W T Sheild Esq

Prepared by R & W T Sheild, of Uppingham.

**Messuage or Tenement, Cottage and pieces of Land situate in Sheilds Yard in
Uppingham, sold to Mr James Edgson.**

Recited :

As to the part of the property that was purchased from William Gamble.

29 October 1849.

Admission of William Gilson on the Surrender of William Gamble.

At a General Court [MPU] held this day it was certified by Thomas Reeve, deciner, that on the 2nd November 1848 in consideration of £370 paid by William Gilson, William Gamble customary copyhold tenant surrendered out of Court the property described –

(a) Messuage or tenement (not the subject of this Abstract) with the yard, garden & appurtenances then late in the tenure or occupation of the said William Gamble but then untenanted.⁴ Annual copyhold rent 6d.

(b) Messuage or tenement situated on the east side of Gamble's Yard with the appurtenances, lately occupied by William Gamble as a Workshop & Warehouse & Store Rooms, but then untenanted. Annual copyhold rent 10d.

(c) Messuage or tenement situated on the east side of Gamble's Yard with the garden & appurtenances, then late in the occupation of William Spencer and then of Elizabeth Andrews. Annual copyhold rent 4d.

To all of which [above described premises] William Gamble was (with other hereditaments) admitted at a General Court on 19 October 1802 on the surrender of William Bennett.

(d) The South part or end of the messuage or tenement situated in Gamble's Yard previously described then late in the occupation or tenure of William Gamble and formerly used by him as a Workshop, Warehouse or Store Rooms. Which said South part or end of the messuage or tenement abutted on the Town Street and was lately occupied by William Gamble as a Workshop, but was then untenanted.⁵

Annual copyhold rent 2d.

To which William Gamble was admitted tenant at a Special Court held on 30th April 1823 on the surrender of Elizabeth Cleaver and Ann the wife of John Abbey.

William Gilson present in Court and is admitted tenant.

As to the part of the property (now pulled down) that was purchased from Edward Cort.

3 December 1862.

Admission of William Sheild⁶ on the surrender⁷ of Edward Cort.

At a Special Court held this day it was reported that in consideration of £60, Edward Cort surrendered out of Court by the Steward Richard Thompson to the use of William Sheild the property described as –

⁴ No 38 High Street West.

⁵ No 36 High Street West.

⁶ William Gilson changed his name by deed poll to William Sheild. See Rutland Record 10 "Who was Who in Rutland".

⁷ The Abstract incorrectly dates the surrender to 1863 and the admission correctly to 1862. See MPU Court Roll Vol G pages 228-9.

- The north part of a messuage, cottage or tenement situated at a place formerly known as Freeman's Yard, but afterwards called Gambles Yard that was formerly in the occupation of [.....] Coulson, afterwards of James Easton the Elder and then of the said Edward Cort. Annual copyhold rent 3d.

Edward Cort admitted tenant at a General Cort held 28th October 1850 on the surrender of the said James Easton the Elder.

Immediately after the surrender William Sheild appeared before Richard Thompson the Steward and was admitted tenant.

20 February 1879.

The Will of William Sheild.

By his Will dated 20th February 1879, William Gilson (then William Sheild) gave & devised to his son William Thomas Sheild (inter alia) –

- (a) All this 7 messuages or tenements then in the respective occupations of James Edgeson or his undertenants [] Garrett & others, and the frontage ground to the several messuages & shops thereby devised.
- (b) And all his other copyhold messuages, tenements, hereditaments & premises situated in Uppingham at the time of his decease (if any).

Testator appointed his wife Charlotte Sheild and his sons Robert Sheild & John Sheild executrix & executors of his Will.

On 11th March and 7th November 1879 testator made two codicils to his above Will, neither of which affected this property.

Testator died 24th March 1880.

On 25th May 1880, deceased's Will and two Codicils proved in the Principal Registry by the named executrix & executors.

December 1880.

Admission of William Thomas Sheild devisee under the Will of William Sheild deceased.

At a General Court held before William Thompson deputy Steward it was found that William Sheild died on 24th March 1880.

Probate copy of deceased's Will & Codicils presented by Robert Sheild attorney to W T Sheild the devisee named in the Will.

Property being the premises held of the MPU Manor of which testator died seized and devised to him as before abstracted, namely -

- (a) Messuage, tenement or dwellinghouse situated at the south end of the yard formerly called Freeman's Yard but afterwards Gamble's Yard abutting upon the Town Street (which is not the subject of this Abstract) with the yard, garden & appurtenances belonging. Premises formerly in the occupation of William Gamble and afterwards of John Woodcock.⁸ Annual copyhold rent 6d.
- (b) Messuage or tenement with the appurtenances situated on the east side of Gamble's Yard. Formerly used & occupied by William Gamble as a Workshop & Warehouse & Storeroom, but afterwards untenanted. Annual copyhold rent 10d.
- (c) Messuage or tenement with the garden & appurtenances situated on the east side of Gamble's Yard. Formerly in the occupation of William Spencer and afterwards of Elizabeth Andrews. Annual copyhold rent 4d.

⁸ No 38 High Street West.

A note pencilled in the margin identifies these premises as the offices of R & W T Sheild.

(d) The South part or end of the said messuage or tenement in Gamble's Yard previously described as formerly in the occupation of William Gamble and used by him as a Workshop, Warehouse or Store room. Which South part or end of the messuage abutted on the Town Street. Lately used & occupied by William Gamble as a Workshop and afterwards untenanted.⁹ Annual copyhold rent 2d.

William Sheild by the name of William Gilson, was admitted to the above premises (together with other hereditaments) at a General Court held on 29th October 1849 as abstracted previously.

(e) And also the North part of a messuage, cottage or tenement situated in Freeman's Yard formerly in the occupation of James Easton the Elder, afterwards of Edward Cort. Annual copyhold rent 3d.

To which William Sheild deceased was admitted at a Statutory Court held on the 3rd December 1862 on the surrender of Edward Cort as before abstracted.

Better known and described as -

- A messuage or tenement formerly in the occupation of John Woodcock and then used as Offices in the occupation of Messrs R & W T Sheild.
- A piece of ground then used as a garden or yard, also in the occupation of Messrs R * W T Sheilds.
- A messuage or tenement adjoining the said Offices then in the occupation of James Edgson.
- A piece of ground (adjoining the last described messuage or tenement then in the occupation of James Edgson) on which a messuage or tenement formerly stood that was then in the occupation of Sarah Cort, but was then pulled down.
- A messuage, cottage or tenement adjoining the last described piece of land then formerly in the occupation of [] Garrett and then of the Rev Bennett Hesketh Williams.

All of which above described properties devised by WS to WTS are shown in the plan entered in the Court Rolls attached to the admission.¹⁰

6 April 1883.

Enfranchisement

By Deed Poll under the signatures & seals of James Caird & G A Leach, Land Commissioner for England, recited that –

- the lands described in the Schedule held copyhold by W T Sheild from the Manor of Preston with Uppingham;
- request made under the Copyhold Acts to enfranchise the same;
- Rt Hon Charles William Francis Earl of Gainsborough. Lord of the Manor, had consented in writing to the enfranchisement extending to the rights reserved by Sec 18, the Copyhold Act 1852.
- payment of £22. 12s 3d had been made and the receipt produced to the Commissioners.
- all other requirements had been met.

As a result the property, formerly copyhold, now enfranchised.

Schedule –

- A messuage or tenement adjoining the said Offices then in the occupation of James Edgson.

⁹ No 36 High Street West.

Pencilled note stating this was the property bought by James Edgson.

¹⁰ MPUCR Vol I folios 135R – 128V.

- A piece of ground (adjoining the last described messuage or tenement then in the occupation of James Edgson) on which a messuage or tenement formerly stood that was then in the occupation of Sarah Cort, but was then pulled down.
- A messuage, cottage or tenement adjoining the last described piece of land then formerly in the occupation of [] Garrett and then of the Rev Bennett Hesketh Williams.



(Alan Rands)

The Yard looking towards High Street West

11 April 1883

Conveyance of a Freehold Messuage or Tenement Cottage

and Piece of Land.¹¹

Indenture made on this date between -

William Thomas Sheild of Uppingham, gentleman

and

James Edgson of Uppingham, boot and shoemaker.

Recited that –

- William Sheild, late of Wing, by his Will devised copyhold properties to his son W T Sheild being the messuage or tenement in the occupation of James Edgson, the seven messuages or tenements then in the respective occupations of the said James Edgson, [.] Garrett and others, and the frontage ground to the several messuages & shops thereby devised.
- Testator appointed his wife Charlotte Sheild and his sons Robert and John Sheild executrix and executors.
- Testator made two Codicils dated 24th March & 7th November 1880 neither of which affected his devise to JTS. But in the second Codicil testator made his son JTS executor in conjunction with the others named in the Will.
- At a General Court of the Manor of Preston with Uppingham held on 7th December 1880 WTS was admitted tenant to (amongst other hereditaments) the messuage, cottage or tenement hereinafter described and intended to be conveyed.
- By Deed Poll signed by Land Commissioners James Caird & G A Leach with the consent of the Rt Hon Charles William Francis Earl of Gainsborough Lord of the said Manor and on payment of £22. 12s. 3d compensation, the property was enfranchised and customary tenure, dues, services, etc extinguished thereon.
- WTS had contracted & agreed with James Edgson for the absolute purchase in fee simple in possession free of incumbrances for £400.

Indenture witnessed that in consideration of £400 purchase money WTS conveyed –

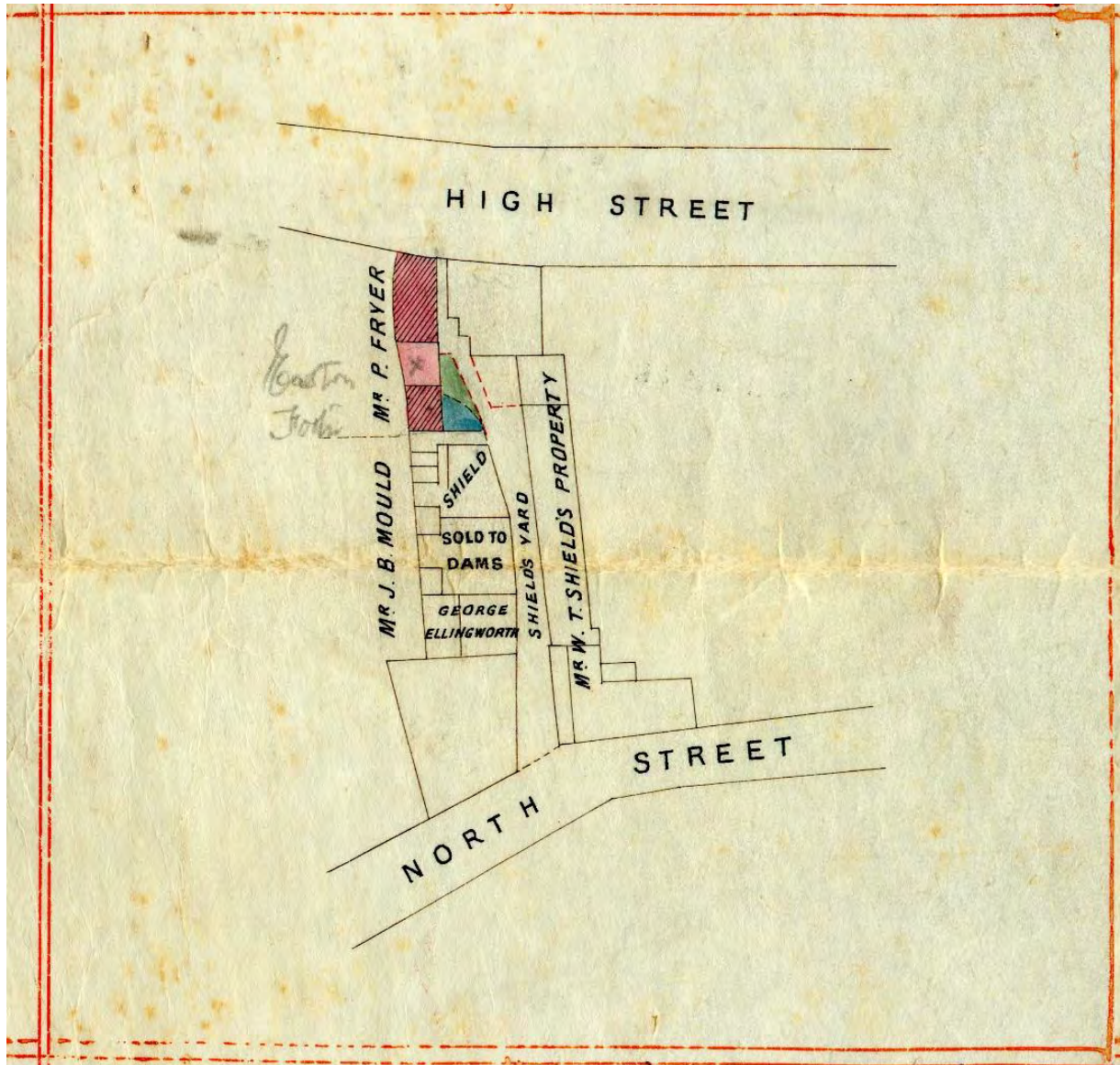
1. The messuage or tenement situated in the High Street, now and for some years past in the occupation of the said James Edgson. [pink]
2. A small plot or piece of land adjoining to and lying on the North side of the last described messuage or tenement whereon formerly stood a cottage formerly in the occupation of Sarah Cort. [pink]
3. A cottage or tenement adjoining to and lying on the North side of the plot or piece of land lastly described. [pink]
4. Piece of ground in front of the last described cottage or tenement as the same has been for many years fenced round; which thirdly & fourthly described properties are now in the occupation of [Easton] Foster. [blue]
5. Piece or parcel of ground lying in front of the door of the last described cottage and running alongside of the before secondly described plot or piece of land in a direct line from the SW corner of the said piece of ground fourthly described to a point opposite the window of the back kitchen of the said messuage or tenement firstly described, as such fifthly described piece of ground is now staked out. [green]

All which messuage or tenement, cottage, pieces or parcels of land or ground and hereditaments hereby intended to be conveyed are delineated on the Plan drawn in the margin [of the document] coloured pink, blue and green, namely –

¹¹ No 36 High Street West.

- the hereditaments firstly, secondly & thirdly described coloured pink;
- the piece of land fourthly described coloured blue;
- the piece of land fifthly described coloured green.

Plan :



Together with the right to the use of the Pump standing opposite the back door of the first described messuage or tenement. And to the use of the Well supplying the same pump.

Together with the right to put or place the outlet from a Water Closet into the existing drain in the yard belonging to the said William Thomas Sheilds.

The said James Edgson making and keeping the outlet in repair at all times hereafter and paying a proportionate part of the expenses of repairs and maintenance of the Pump & Well and of the said existing drain. Such proportion of expenses to be apportioned (and in case of dispute by some disinterested person to be appointed by WTS , his heirs or assigns) between the parties using and liable to pay, according to the rateable value of the property held or owned by each such party.

Together with all the appurtenances belonging thereto.

To the use of James Edgson to old in fee simple. WTS acknowledges the right to production of documents listed in the Schedule to this Deed.

It is declared that the Gable end of the messuage or tenement firstly described, so far as the same adjoin and is part of the adjoining property belonging to the said William Thomas Sheild, remains a part wall.

James Edgson covenants with WTS to repair when made at his own expense, the said outlet from the said Water Closet and to pay a proportionate part of the expenses of ascertaining if necessary in manner aforesaid of keeping the Pump & Well and existing drain in good and proper repair.

Schedule of Deeds

29th October 1849	Steward's copy of the Admission of William Gilson on the surrender of William Gamble.
7 th December 1880	Steward's copy of the said recited Admission of William Thomas Sheild as devisee under the Will of William Sheild (formerly Gilson).
6 th April 1883	The said recited Deed of Award of Enfranchisement.

Signed and sealed by William Thomas Sheild

In the presence of R S Manton. Clerk to Messrs R & W T Sheild, solicitors, Uppingham.

Signed and sealed by James Edgson.

In the presence of R S Manton.

1 August 1888

Conveyance of a Piece of Land used as a Yard.

Indenture made on this date between –

Sarah Annie Sheild of Uppingham, widow

and

James Edgson of Uppingham, boot & shoemaker.

Recited that –

- By Indenture dated 11th April 1883 made between William Thomas Sheild and said James Edgson the hereditaments therein described were conveyed to JE in fee simple.
- By his Will dated 2nd September 1872, WTS gave & devised all his real & personal estate to his wife Sarah Annie Sheild absolutely for her sole benefit & disposal, and testator appointed said SAS sole executrix.
- WTS died on 8th July 1887 and his Will was proved in the principal registry of the Probate Division of HM High Court of Justice on 17th September 1887 by SAS.
- James Edgson asserts that WTS agreed to convey to him by the above recited Indenture of 11th April 1880 the hereditaments described later as well as and in addition to those that were actually conveyed, but that they were omitted from the document.
- SAS has for the purpose of rectifying such omission, agreed to convey to JE the hereditaments described below.

This Indenture witnessed that in consideration of the said premises and of the sum of Shs 5/- paid by JE, SAS as beneficial owner conveyed the property described –

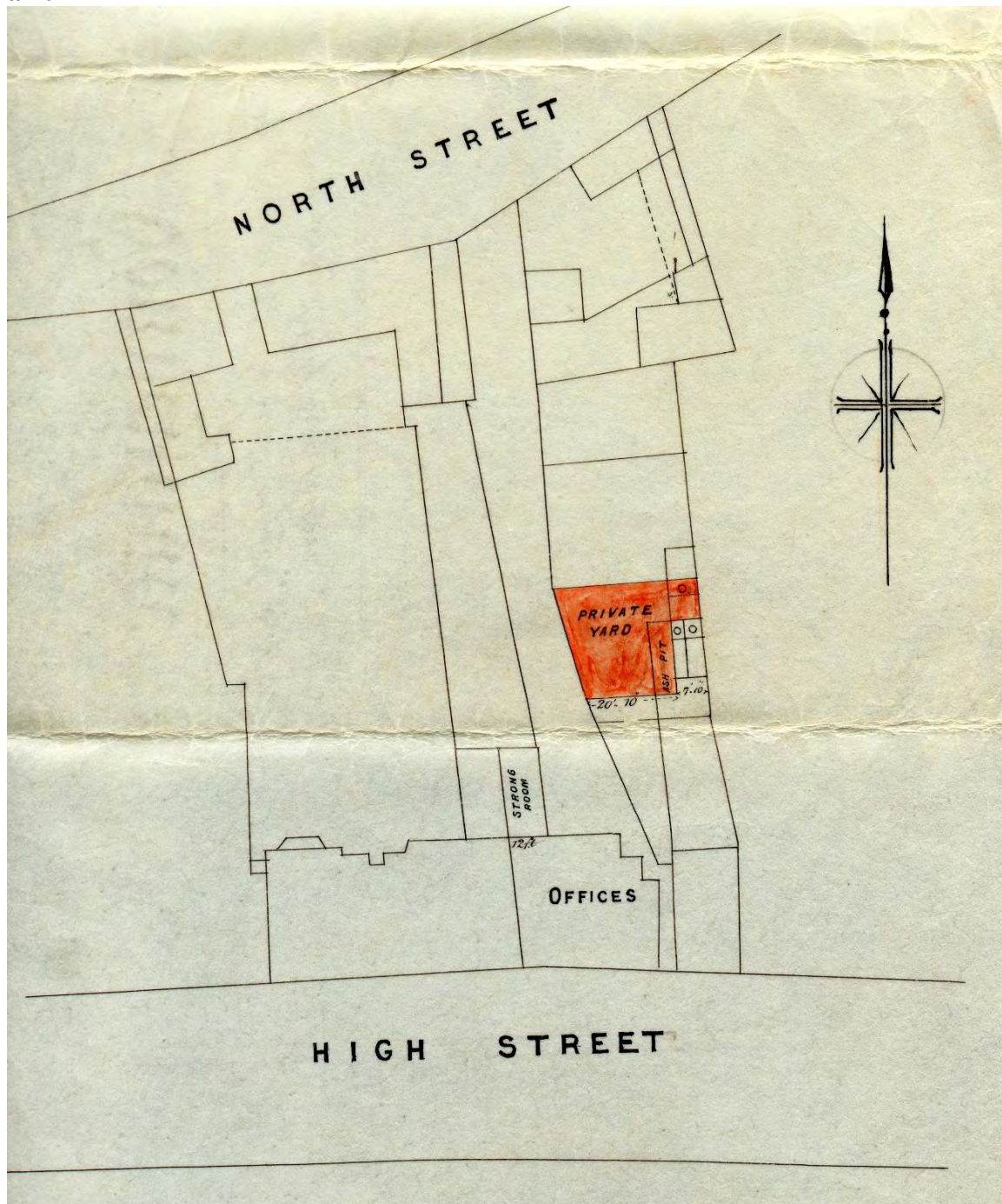
All that piece or parcel of land or ground used as a yard and lying on the East side of a yard called Sheild's Yard, now in the occupation of James Edgson, together with the out offices and Ash pit standing thereon, which are delineated and coloured red in the Plan accompanying this deed.

To the use of James Edgson in fee simple.

Signed sealed and delivered by
In the presence of

Sarah Annie Sheild
R W Hayes, solicitor's clerk, Uppingham.

Plan :



19 August 1897

Administration of the Personal Estate of James Edgson dec'd.

Will

By his Will dated 4th September 1876. James Edgson of Uppingham, bequeathed to his wife Susannah Edgson the daughter of Benjamin & Dorothea Allen of this parish, all his goods, chattels, stock in trade, etc for her special use & benefit including £100 due on his death from the United Kingdom Temperance & General Provident Institution Assurance Company. Signed James Edgson. Witnessed Charles Marriott Greenway, Wesleyan Minister,

Uppingham,

William Henry Edgson, Uppingham.

Administration

District Registry of Leicester, dated 19th August 1897.

States that James Edgson of Uppingham, shoemaker who died on 20th July 1897 made his last Will but did not name any executrix therein.

Letters of Administration granted to Susannah Edgson, widow (formerly Allen, spinster) the relict of the deceased, legatee named in the Will.

Certified that the gross value of the Personal Estate of the deceased was £257. 10s. 4d. and that £1 Estate Duty charged at the rate of £1 per cent, had been paid.

Signed by Geo H Newnson, District Registrar.

Seal of Her Majesty's High Court of Justice Probate Division, attached.

Stamp of the United Kingdom Temperance & General Provident Institution, of

1 Adelaide Place, London Bridge, EC and dated 21 August 1897.

[No Date - c1944]

John Edgson deceased. Case for the Opinion of Counsel.

Deceased became possessed of freehold real estate¹² of small value between the date of his Will and the time of his death.

John Fowler of Uppingham, solicitor requested Counsel's advice whether such real estate passed to the deceased's Widow under the Will or to his eldest son as his heir at law.

In his Opinion, E C Sayles advised that the property passed to deceased's son as the heir at law but the widow was probably entitled to dower.

27 December 1944

Probate of the Will of John James Edgson of Uppingham, shoemaker, deceased.

Probate

Issued at the Principal Probate Registry, Llandudno, Wales.

Stated that John James Edgson of Uppingham died there on 3rd December 1844 and that the deceased's Will dated 8th November 1932 was proved and administration granted to the executors named in the Will, namely -

- Harriet Edgson of High Street, Uppingham, widow;
- William Allen Edgson of 'St Gwithian' Churchill Road, St Albans, Herts, civil servant the nephew of the deceased;

¹² Property conveyed by Indenture dated 1st August 1888.

- Archibald Leslie Edgson of Langham, civil servant, nephew of the deceased.
Certified the gross value of the deceased's estate was £734. 18s 7d and the net value of his personal estate was £296. 7s. 7d. Estate Duty of £14. 4s. 7d paid.

Will

By his Will dated 8th November 1932, John James Edgson of Uppingham, bootmaker appointed his sister-in-law Harriet Edgson and his nephews William Allen Edgson & Archibald Leslie Edgson to be executors & trustees.

Testator gave & bequeathed all his personal estate to Harriet Edgson for her own absolute use.

Testator gave & devised all his real estate to his trustees upon trust for the use of Harriet Edgson during her life and after her death he devised the same to his nephews in equal shares for their absolute use.

Signed by John James Edgson in the presence of –

Frederick Oakley, solicitor, Uppingham;

J T Knight, solicitor's clerk, Uppingham.

22 August 1945

Vesting Assent

Deed (prepared by Phillips Evans & Dalton of Uppingham, solicitors) made between –

- | | | |
|--------------------------------------------------------|---|----------|
| - Harriet Edgson of Langham, widow, |) | |
| - William Allen Edgson of St Gwithian, Churchill Road, |) | the |
| St Albans, Herts civil servant; |) | Grantors |
| - Archibald Leslie Edgson of Langham, civil servant |) | |
| - Harriet Edgson, the Tenant for life. |) | and |

Recited that –

- John James Edgson of High Street, Uppingham died on 3rd December 1944 seised of property (mentioned below) in fee simple free of incumbrances and by his Will dated 8th November 1932 he appointed the Grantors his executors, who on 27th December 1944 proved it in the Principal Probate Registry at Llandudno.
- The Grantors have agreed to vest the property in the Tenant for life on the trusts stated therein.

Declared that the Grantors assent to the vesting in the Tenant for life of the property -

Messuage or dwellinghouse situated in the High Street, Uppingham together with the outbuildings and appurtenances thereto adjoining & belonging;

Together with the small Cottage at the rear thereof belonging;

With all other rights, etc.

To be vested in the Tenant for life upon the trusts declared in the Will and other conditions and provisions recited therein.

Signed by

Harriet Edgson

William Allen Edgson

Archibald Leslie Edgson

Witnessed by

M R Mantle, farmer, Langham.

W King, builder, 10 Churchill Rd, St Albans.

M R Mantle, farmer, Langham.

5 August 1985

Administration

District Probate Registry at Ipswich.

States that Archibald Leslie Edgson of Jubilee Drive, Langham died on 5th December 1962, intestate.

That on 22nd January 1963 Letters of Administration were granted to the personal representative Nellie Edgson who died on 21st February 1970.

Letters of Administration were granted to her personal representative Philip Moreton Edgson of St Brannocks, Rugby Road, Long Lawford, Rugby, Warwickshire.

Certified that the gross value of the estate amounts to £27,000.

6 August 1985

Grant of Probate

District Probate Registry at Ipswich.

States that Harriet Edgson of Jubilee Drive, Langham died on 18th March 1951, intestate.

On the above date Letters of Administration were granted to her personal representative Philip Moreton Edgson of St Brannocks, Rugby Road, Long Lawford, Rugby, Warwickshire.

Certified that the gross value of the estate amounted to £100 and the net value also amounted to £100.

12 November 1985

Vesting] Assent

Deed (prepared by Daltons of Stamford, Lincs, solicitors) made between –

- | | | |
|----------------------------------------------------------|---|----------------|
| - Philip Moreton Edgson of |) | the |
| Saint Brannocks, Rugby Rd, Long Lawford, Rugby, Warwicks |) | Administrator, |
| and | | |
| - Francis Andrew Edgson of |) | |
| Longcroft, 80 Easthampstead Rd, Wokingham, Berks |) | the |
| John Swan of 36 High Street West, Uppingham |) | Beneficiaries |
| - Philip Moreton Edgson |) | |

Recited that –

Harriet Edgson died 18th March 1951 intestate and Letters of Administration to her Estate were granted to the Administrator on 6th August 1985 from the Ipswich District Probate Registry.

Witnessed that –

- The Administrator as the Personal Representative of Harriet Edgson, assents to the vesting of the property in the Beneficiaries for an estate in fee simple as beneficial tenants in common upon trust to sell the same with power to postpone the sale thereof.

Property described as a messuage or dwellinghouse situated in the High Street with the outbuildings & appurtenances adjoining & belonging together with the small cottage at the rear thereof & adjoining, altogether comprising No 36 High Street West and presently in the occupation of John Swan.

The Beneficiaries stand possessed of the net proceeds of sale and of the net rents & profits thereof until sale; in the proportions of two equal fourth part to Francis Andrew Edgson and one equal fourth part to each of John Swan and Philip Moreton Edgson.

5. **14 / 05 / 87** **Death Certificate** Philip Moreton Edgson.

Certified copy of Entry No 65, Registrar's Office, Rugby, Warwickshire.

States that Philip Moreton Edgson retired telephone engineer of St Brannocks, Long Lawford, Rugby, Warwickshire, who was born on 12th March 1922 at Uppingham, died on 12th May 1987 at his home address.

Cause of death (a) Coronary Thrombosis;
(b) Coronary Atheroma and Hypertension;

Certified by A C Dixon, Coroner for the County of Warwickshire after post mortem without Inquest.

Registered by Doreen Edgson, widow of the same address who was present at the death.

19 October 1987

Deed of Appointment

Made between –

- Francis Andrew Edgson of Longcroft, 80 Easthampstead Rd, Wokingham, Berks the Appointer, and
- Christopher John Swan of 16 The Green, Lyndon, Rutland,)
- Philip Robson of 1 Barn Hill, Stamford, Lincs) new Trustees.

Recited that —

- This deed is supplemental to an Assent dated 12th November 1985 whereby the property was vested in the Appointer and John Swan & Philip Moreton Edgson in fee simple as tenants in common.
- John Swan died 9th October 1986 and Philip Moreton Edgson on 12th May 1987.
- The property, No 36 High Street West, Uppingham, had not been sold.
- The Appointer [FAE] wished to be discharged from the trusts of the Assent and to appoint new trustees in place of himself and the two deceased above.
- Appointment of the new trustees named above.

Signed sealed and delivered by —

Francis Andrew Edgson

in the presence of Mrs P McGarry, 28 Waterloo Rd, Wokingham, Berks.

Christopher John Swan

In the presence of A Green of 42 West Rd. Bourne PA19 9PX, company director.

Philip Robson

In the presence of B Hanson of 1 Barn Hill, Stamford, Lincs, secretary.

7 December 1987

Land Charges Search Certificate

Result : No subsisting entries.

Names :	John James Edgson	1926 – 1944.
	Harriet Edgson	1944 – 1951.
	William Allen Edgson	1944 – 1945.
	Archibald Leslie Edgson	1944 – 1945.
	Philip Moreton Edgson	1951 – 1987.
	Francis Andrew Edgson	1951 – 1987.

7 December 1987

Land Charges Search Certificate

Result : No subsisting entries.

Names :	John Swan	1951 – 1987.
	Christopher John Swan	1987 – 1987.
	Philip Robson	1987 – 1987.

18 December 1987

Conveyance

Prepared by Daltons, 35 Market Place, Oakham, Leics.

Made between -

Vendors Christopher John Swan of 16 The Green, Lyndon, Rutland, and
Philip Robson of 1 Barn Hill, Stamford, Lincs

Purchaser Judith Muriel Pattinson of Two Spires, Baulk Road, Bisbrooke, Rutland.

Recited –

- Assent dated 12th November 1985.
- Deaths of John Swan on 10th October 1986 and Philip Moreton Edgson 14th May 1987.
- Deed of Appointment dated 19th October 1987 of new trustees.
- That vendors had agreed with the purchaser for the sale of the property in fee simple in possession free from incumbrances for £45, 500.

Vendors as trustees conveyed the messuage or dwellinghouse known as 36 High Street West, Uppingham with the outbuildings & appurtenances adjoining & belonging, together with the site of the small cottage at the rear. Property shown edged red on the plan attached.

Signed sealed & delivered by –

Christopher John Swan

in the presence of A C Green of The Birches, West Road, Bourne, company director.

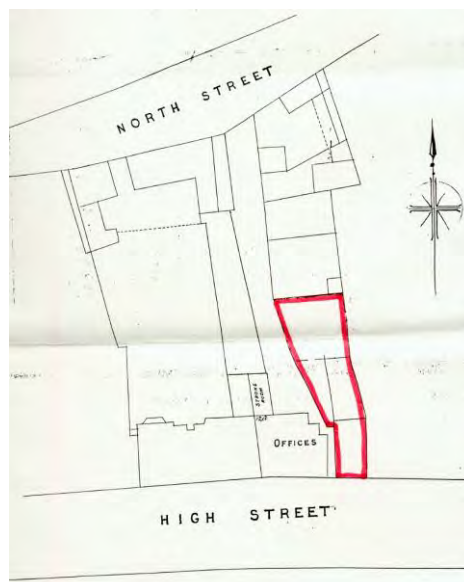
Philip Robson

in the presence of B Hanson of 1 Barn Hill, Stamford, Lincs, secretary.

Judith Muriel Pattinson

in the presence of David A Parkin of 35 Market Place, Oakham, Leics, solicitor.

Plan



13 January 1988

Certificate of Marriage

Entry No 83, Registry Office, Oakham, Rutland.

James Reginald Dolphin-Rowland, widower, 72 years, Major (ret'd) of Fairfield, Hambleton to

Judith Muriel Pattinson, widow, 72 years, of Two Spires, Bisbrook.

10 June 1988

Local Land Charges Search No 684 / 88

Conservation Area: Designated by Rutland District Council on 9th March 1981

Roadways etc High Street West is maintained at public expense.

The property abuts a Public Footpath. [ie. Sheilds Yard].

Planning Permission Change of use of dwelling to dental surgery & offices pending.
(Application 88 / 0317).

12 July 1988

Planning Permission (2 copies)

Application 88 / 0317 / 9.

36 High Street West.

Permission.

Miss J Seymour, Clematis Cottage,

1 Croft Lane, Ashwell, Oakham, Rutland.

Change of use of dwelling to dental surgery & offices. Ground floor to be used only for a dental surgery and no other purpose.

Permitted development to be started within five years [11 July 1993].

24 May 1989

Planning Permission (2 copies)

Application 89 / 0080 / 9.

36 High Street West.

Permission.

Jane Seymour, 6 Catmos St, Oakham, Rutland.

Erection of two garages with flat above on land in Sheilds Yard.

Permitted development to be started within five years [29 January 1994].

28 October 1991

Local Land Charges Search No 667 / 91

Conservation Area: Designated by Rutland District Council on 9th March 1981

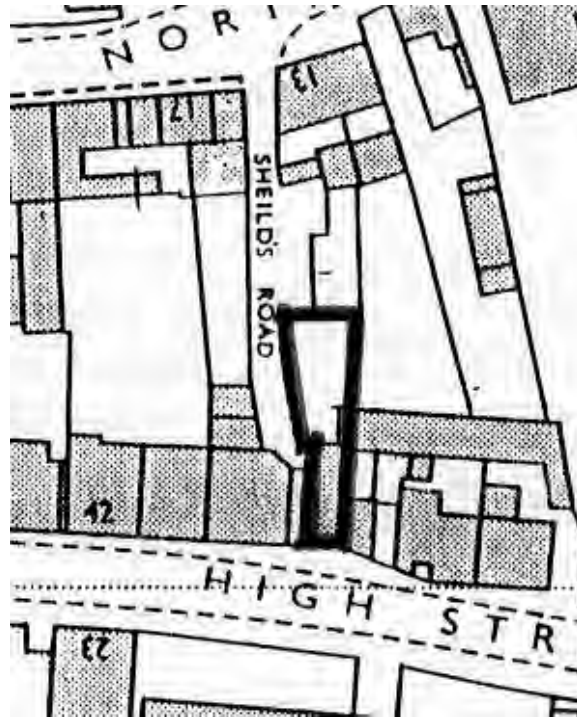
Roadways etc High Street West is maintained at public expense.

Planning Permission Change of use of dwelling to dental surgery & offices.
(Application 88 / 0317 / 9).

Erection of two garages with flat over on land in Sheilds Yard.
(Application 89 / 0080 / 9).

Erection of single garage as first phase of application 89 / 0080.
(Application 89 / 0403 / 9).

Plan :



18 April 1996

Local Land Charges Search No 15 / 96 / RT

Certificate :

Conservation Area: Designated by Rutland District Council on 9th March 1981
Roadways etc Only High Street West is maintained at public expense.
Planning Permission Change of use of dwelling to dental surgery & offices.
(Application 88 / 0317 / 9).
Erection of two garages with flat over on land in Sheilds Yard.
(Application 89 / 0080 / 9).

Schedule of Permissions affecting Property

88 / 0315 Conversion of dwelling to dental surgery;
89 / 0080 Erection of two garages with flat above;
89 / 0403 Erection of single garage as first phase of previous.

Schedule of Permissions affecting adjoining Properties

List of eleven several permissions and approvals 1974 – 1991.

4 June 1996

Land Registry Certificate of Transfer

Transferor : Mary Elizabeth Jane Seymour of 36 High Street West, Uppingham;
Transferee : Peter Staveley Gordon Jones of 19 Avenue Gardens, Teddington, Middlesex
In consideration of £87,500 title to property transferred.

25 June 2002

Local Land Charges Search

Letter ref 266 / 02 from Rutland County Council

Schedule of permissions affecting property –

Application : 88 / 0317 Conversion of dwelling to dental surgery & offices.
 89 / 0080 Erection of two garages with flat over.
 89 / 0403 Erection of single garage as first phase of previous application.

Notification : of listed pump near to the property [at opposite side of Sheilds Yard].

Search Pro-forma ref 266 / 02

Conservation Area: Designated by Rutland District Council on 9th March 1981
Roadways etc Only High Street West is maintained at public expense.
Planning Permission Change of use of dwelling to dental surgery & offices.
 (Application 88 / 0317 / 9).
 Erection of two garages with flat over on land in Sheilds Yard.
 (Application 89 / 0080 / 9).
 Erection of single garage as first phase of above permission.
 (Application 89 / 0403 / 9).

- - - - -

Site of former dwellings on the West side of Sheild's Yard : 2006



1963 Electoral Roll

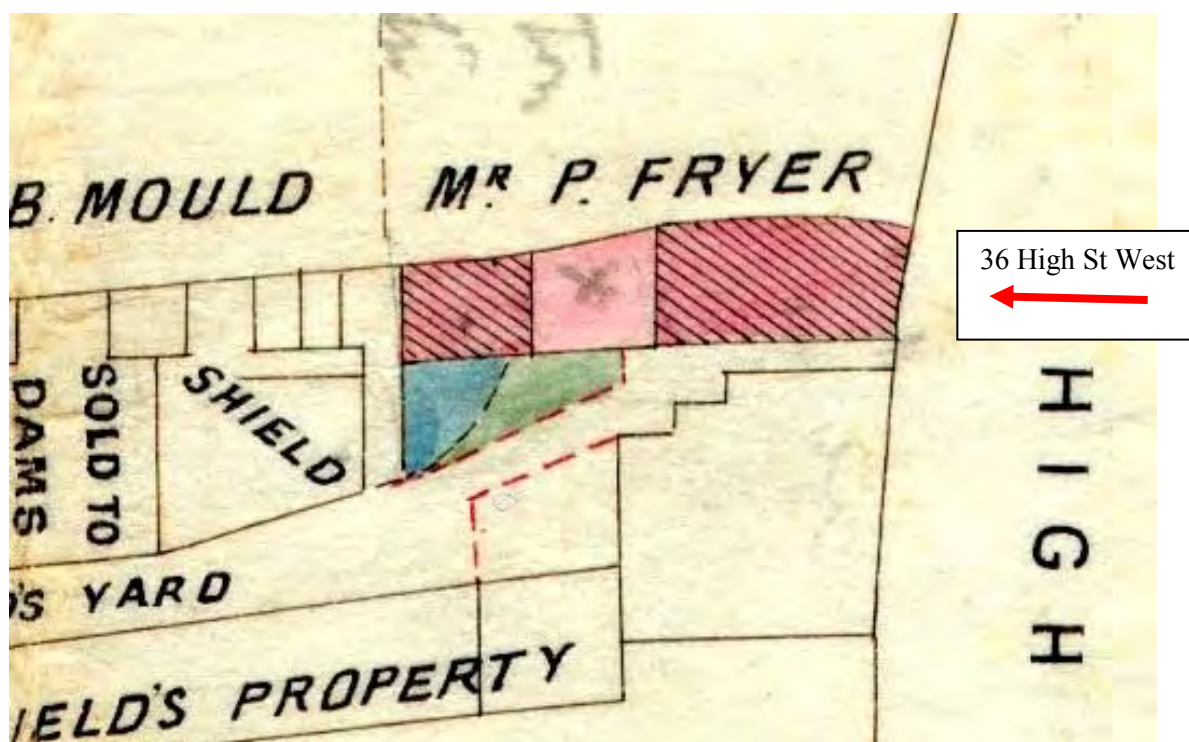
Reg No	Voter's Name	Property	Postal Address
High Street West			
335	Swan, Jean Lesley		36 High St West
336	Swan, John		36 High St West
Sheild's Yard - [No registered voters]			
North Street West			
673	Aris, Archer	Beechroyd	13 North St West
674	Aris, Dorothy C	Beechroyd	13 North St West
675	Green, Roger E	Eagle Cottages	15 North St West
676	Green, Yvonne	Eagle Cottages	15 North St West
677	Maund, Edith L	Eagle Cottages	17 North St West
678	Ellingworth, Rose	Eagle Cottages	19 North St West
679	Ellingworth, Samuel R	Eagle Cottages	19 North St West

- - - - -



(Alan Rands)

The West side of the Yard : 2007



James Edgson's Property (1883)



(Gilbert & Thomas)

Sheilds Yard from 13 North St West (2011)

Waterfield's' Smithy



Early 1900^s

This is a Photo of an old Blacksmiths Forge adjacent to ~~Eagle~~ Eagle Cottages, on the site of an old Slaughterhouse, owned and worked by the Waterfield Family and closed in the early part of the First world War. The people are:
 In Doorway William Lunt who lived in a Row of Five Cottages opposite. Called Calico Row with its Seamstresses and clever Needlewomen.
 Next Billy Waterfield (Tootie) owing to the angle of his feet
Jed Barnett (Granty) Smallholder from Shields yard nearby,
 The renamed Horseman could be a Villager
 The working Farrier is thought to be a younger Waterfield
Tom

Emie Harlow

REMINISCENCES

From the end of the 19th and early part of the 20th centuries a picture emerges of the Yard and its inhabitants. Rather a dingy picture of small run down cottages lining both sides occupied by labourers with their working wives and numerous children - though life was not uneventful¹ -

“ A horse belonging to Charles Naylor of Preston, general dealer, took fright on Monday ran down Gamble’s Yard, Uppingham, to come to a stand without any damage having been done. The animal again ran away in North Street on Tuesday and ran over his owner’s brother. Luckily no bones were broken. ”

Very likely the horse was being shod at Waterfield’s the blacksmiths located just a couple of doors from the Yard’s northern entrance which in 1885 was still known as Gamble’s Yard.

The smithy was still there when Ernie Marlow was growing up. His “Memoirs”² written in the 1970s describe his recollections of the Uppingham of his youth say in the 1920s and 1930s presented in the form of a walk round the town reminiscing about people and buildings as he remembered them. This extract starts with the blacksmith’s belonging to the Waterfield brothers and proceeds eastwards along the south side of North Street West.

“ The clattering and hammering of a forge and the smell of hoof most days fills the air by the Waterfield brothers, and the making of the shoes was fascinating in our next business and the repairing of ironwork of all kinds. Then a trim row of workers cottages mostly farm labourers locally, and a corner workshop of carpenter & upholsterer ' Granty ' Baines, completes this busy little south side. On to Sheilds Yard, a much used thoroughfare to the High Street with its quaint small old world cottages. One in particular was owned by a real character, Edward Barnet, side whiskered, genial smallholder with his two sticks for support. People in doorways reminding us of the time on our way to school³, Billy Crook and Mercy Spencer. Rows of sweet smelling washing hung out to dry, a favourite apple tree, even a talking magpie in a cage, which later I was to be the proud owner, and the old pump of the quick drinks with 'WG 1802' on its lead face – William Gamble – still to be seen, bring back boyhood memories. ”

Among the late Ernie Marlow’s papers is a picture (opposite) of Waterfield’s smithy situated in North Street West between Eagle Cottage and the back entrance to the School property No 44 High Street West. Marlow left a note identifying the people pictured, one of whom is the Edward 'Ted' Barnett who lived in Shield’s Close. Ted Barnet’s dwelling has not been identified and would have been one of those demolished during the slum clearances of the 1930s and 1940s.

As a matter of record, the Waterfield family of blacksmiths were connected previously with the smithy that once existed against the angle in the White Hart wall just inside the entrance to the yard extending behind Nos 3 -13 High Street West.

A further illustration of everyday life and events in the Yard comes from the Stamford Mercury reporting⁴ -

“ Mr Henry Edgson, who died on Thursday week [11 January] at the age of 75, had carried on the business of a boot and shoemaker in Uppingham for more than half a century. ”

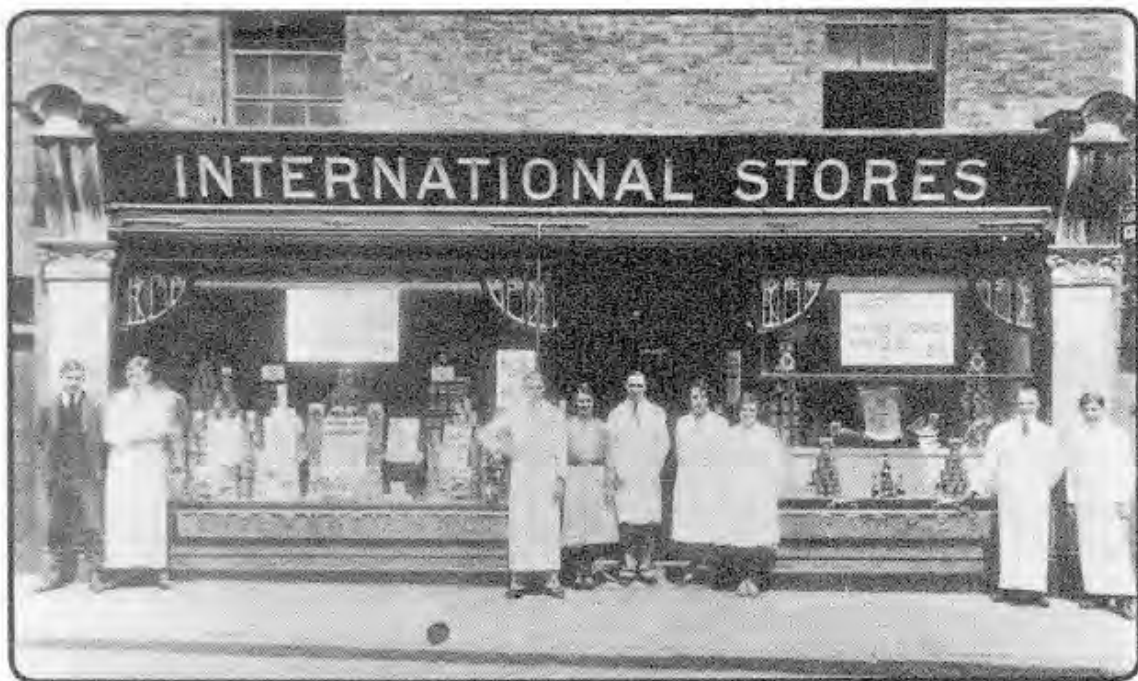
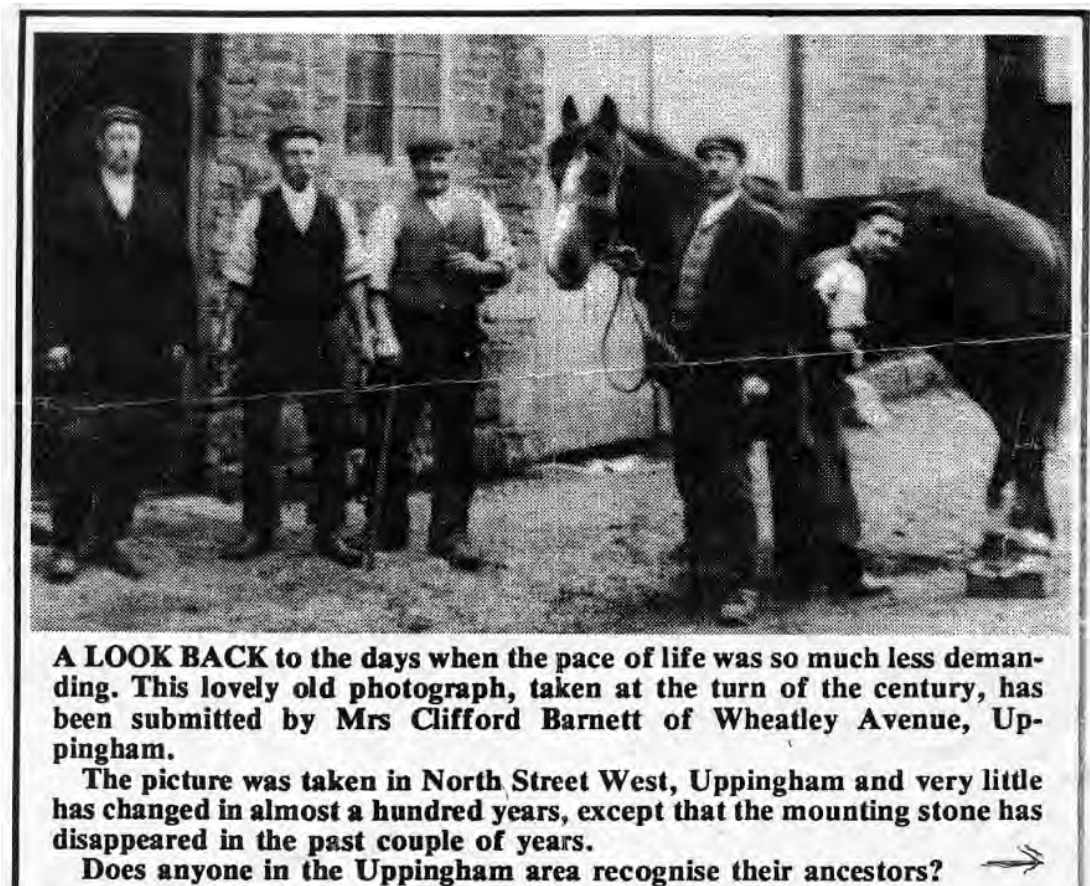
¹ Stamford Mercury, 6 November 1885, column 7.

² Unpublished. Source Hilary Crowden.

³ The National School at the corner of Scale Hill and Spring Back Way.

⁴ Lincoln, Rutland & Stamford Mercury, Friday 19 January 1900, page 4 column 8.

The same photograph as Ernie Marlowe's published in the Stamford and Rutland Mercury –



The International Stores and Staff in 1935

Another eye-witness with memories of the '20s and '30s was the late Mrs Rose Dams. Born Rose Smith in Wades Terrace (then known as The Ropewalk) in 1906, she started work at the age of fourteen as an errand girl for Bayley's chemists, now Boots. At eighteen she began serving behind the counter for seven shillings and sixpence a week but after two years went to work for the International Stores at 32 High Street West (now the One Stop Shop) situated close to the southern entry to the Yard. In her old age at the Hospital of Christ she recalled -

“ To the left of the yard belonging to Love's bakery, subsequently Ray Elsey's slaughterhouse, was Edgson's, a shoemaking & mending business in what is now a private house. Edgson's workshop was through the passage leading to Sheilds Close at the rear of his building. The row of cottages which lined Sheilds Close has now been taken down. ”

In Mrs Dams' time, Johnny Durant, The RDC's rent collector had his office where Mr Berridge the accountant worked at No 38 High Street West, alongside Edgson's on the other side of the passage to Gambles Entry, except that by her time it had been given the name Sheilds Close. In the previous century No 38 had been the clerks' office for solicitors called Sheild after whom the yard is named who lived next door at No 40. Until recently an enormous Victorian iron safe could be seen set in the wall at the west end of the main office downstairs. After the solicitors had gone, accountants took over No 38 and the School purchased No 40 with the garden behind running next the West side of the Yard.



(Rutland County Museum)

Sheilds Yard circa 1920s

Uppingham Valuation List : 28 December 1928

[DE 2648/7]

No	Occupier	Owner	Property	Address	Gross Value £	Rateable Value £
2134	Edgson Bros	W H Edgson	House, shop & workshop	High Street	15	9
2135	Edgson Bros (J Robinson)	W H Edgson	Cottage	Sheilds Yard	7	4
2277	C E Manton (William Baines)	C E Manton	Shed	Sheilds Yard	3	2
2307	C Naylor (Ed Barnett)	C Naylor	Cottage	Sheilds Yard	6	4
2308	C Naylor (F Tyers)	C Naylor	Cottage	Sheilds Yard	12	4
2602	S J Allen Walker	S J Allen Walker	Yard & Shed	Sheilds Yard	2	1
2100	G H Dalby	G H Dalby	House	North Street	22. 10s	15
2101	G H Dalby	G H Dalby	Workshop	Sheilds Yard	3. 10s	2
2003	- Mrs Harris & Mrs Ainsworth - (William Crooks)		Cottage ¹	Shields Yard	4	2

¹ Included with 4 more cottages in North Street as part of the same group or parcel of properties.

Uppingham Valuation List : 28 December 1933

[DE 2648/9]

No	Occupier	Owner	Property	Address	Gross Value £	Rateable Value £	
206	Mrs Edgson	Mrs Edgson	House & Shop	High Street	15	9	
207	Mrs Edgson (Robinson)	Mrs Edgson	Cottage	Sheilds Yard	7	4	
172	G H Dalby	G H Dalby	Yard & Bldgs	Sheilds Yard	4	2	
270 ?	Mrs Harris (W Crooks)	Mrs Harris	Cottage	Sheilds Yard	7 Nil	2 Nil	? 17/07/1935
364	Charles Naylor (Williams)	Charles Naylor	Cottage	Sheilds Yard	7 Nil	4 Nil	10/09/1941
365	Charles Naylor (Barnett)	Charles Naylor	Cottage	Sheilds Yard	12 Nil	7 Nil	10/09/1941
585	S J Allen Walker	S J Allen Walker	Yard	Sheilds Yard	2	1	

No 1 Sheilds Yard 1976



Messrs. Royce
Chartered Surveyors

1976

For Sale 1 Shield's Close, North Street West, Uppingham, Rutland. *Particulars*



A town house with Tyrolean rendering and tiled roof, situated in a quiet position off North Street West, being close to the shopping centre of Uppingham.

GROUND FLOOR:

ENTRANCE HALL: with parquet floor, electric panel heater, small understairs cupboard.

LOUNGE: 19'6" x 12'6" with parquet floor, large stone fireplace with feature stone wall, copper chimney cowl and dog basket, concealed lighting, two electric panel heaters.

DINING ROOM: 11'7" x 8'6" with parquet floor, electric panel heater.

KITCHEN: 11'7" x 7'3" with sink unit with stainless steel top and drainer, large range of Hygena wood grained kitchen units and fitted matching wall units, 'Vent-Axia' extractor unit, ~~'Creda Horizon 22' electric cooker~~, cooker socket and other power points. Vinyl floor covering as fitted, roller blind.

FIRST FLOOR:

BEDROOM 1: 13'6" x 12'6" with fitted wardrobe with hanging compartment and shelves, electric panel heater.

BEDROOM 2: 15'3" x 8'10" with fitted wardrobe with hanging compartment and shelves, fitted dressing table and mirror, electric panel heater.

BATHROOM: 8'7" x 7'3" with enclosed enamel bath, pedestal hand basin with mirror splash back and fluorescent light and shaver point, low flush w.c., electric heated chrome towel rail, airing cupboard with immersion heater, bathroom cabinet with mirror doors. Vinyl flooring as fitted, electric panel heater.

OUTSIDE:

GARAGE No. 1: 19'3" x 10'9" with fluorescent lighting, power points, substantial wooden work bench and shelving.

GARAGE No. 2: 18' x 9'

COAL HOUSE and GARDEN STORE

There is an area of garden opposite the cottage which has been rented by the vendor and it is believed that the purchaser of this property could continue with the letting of this garden.

SERVICES: Main water, electricity and drainage. GPO telephone installed.

RATEABLE VALUE: £258. Rates: General ~~£100.50~~ ^{£148.42}, Water ~~£18.42~~ ^{£148.61 per annum}
Carpets may be taken over at valuation. All curtain runways are included in the sale

GCL3667

Messrs. Royce, High Street, Oakham, Rutland. Telephone Oakham 3377

also at Market Street, Oakham. Telephone 2606/7 and High Street, Uppingham. Telephone Uppingham 2587

Whilst every care is taken to ensure the accuracy of the above particulars, their accuracy is not guaranteed and they shall not be deemed part of any contract. The properties subject to contract and, being unsold. Appointments to view, should be arranged and negotiations conducted through ROYCE.

THE TWENTY FIRST CENTURY

The Edgson family's ownership of No 36 High Street West first noted in the 1871 census, remained with James Edgson's descendants until 1987. It has not been discovered when the Edgsons changed from occupiers to landlords living on rents from tenants. Neither is it known when the premises ceased to be a workshop and was converted to purely residential use. Since 1987 the property has had several owners including in 2003 Mr and Mrs Trevor Hayes who allowed the writer to study their deeds, one of the building blocks of this Study.

In the 1930s the cottages in Sheild's Yard were condemned as unfit for human occupation and cleared. Even as late as 1963 the Electoral Roll shows nobody living in the Yard. In the High Street, at No 36 were John Swann and his wife Jean Lesley whose names appear in the property deeds. At the other end in 1963 Samuel & Rose Ellingworth lived in one of the properties on North Street West. His ancestor, also a Samuel, appears in the 1851 Census, probably living at what is now No 1 Sheild's Yard; further indication of the stability and continuity of the families who made their homes here.

On the east side where the depth of plot was greater, shortly after 1963 new dwellings were built at Nos 1 & 3 Sheild's Yard in place of those demolished. The plot opposite came into the possession of Uppingham School when it acquired Nos 40 & 42 High Street West. The area remained undeveloped until in 2006 the land was leased by Alan Rands to make a landscaped feature to improve the amenity of No 1 'Fudge Cottage' Sheild's Yard he had recently acquired for his wife Barbara.

Barbara Rands never lived there. After a period letting it to the Uppingham Assistant Schoolmaster Casey O'Flaherty it was sold. The garden strip opposite reverted to the School and now appears to be used as a garden by those living at 15 North Street West.



(Gilbert & Thomas)

The garden of No 36 High Street West once a separate residence

No 1. ' Fudge Cottage ' Sheild's Yard : 2006



(Alan Rands)

No 1. ' Fudge Cottage ' Sheild's Yard : 2006
No 3. ' Hobbit's Lodge ' Sheild's Yard : 2006



(Alan Rands)

Estate Agents particulars of No 36 reproduced following relate to when No 36 was offered for sale in the summer of 2007. Sale took place in the autumn and the new owners embarked on extensive alterations at the rear of the building that had once been Edgson's workshop. The brick wall was taken down whereupon that end of the structure collapsed. Apparently this one thickness of brick wall was all that was holding up the first floor bedroom and roof structure at that end. The reaction of the new owners can be imagined.

The photograph below shows the end of the building open to the weather. The calamity revealed that the workshop had been only a single storey lean-to structure of no great substance. But also, that there had once been a doorway or substantial window aperture through the wall on the east side into the adjacent property once Love's bakery, subsequently Ray Elsey's slaughterhouse until it was converted to a private residence in the 1980s. Perhaps a further indication that No 36 with its (Sheilds) yard and Nos 34 & 34A through to 11 North Street West together formed one ancient messuage plot.

The Yard now enjoys a period of stability. Proposals a decade ago to convert No 36 to a dental practice have been shelved and the dwelling with its rear elevation repaired continues in private occupation. Hobbit's Lodge came on the market at the end of 2010 and No 13 North Street West is currently for sale. Given that the Yard lies within Uppingham's Conservation Area, it is difficult to foresee major alterations taking place or changes to its appearance. Other than residential, the Yard's use nowadays is as a shortcut for those living in North Street West and beyond to the shops and the School.

To give a clearer picture of the housing stock in the Yard, copies of the latest estates agents' sales particulars are reproduced in the next chapter.





Collapse of Edgson's Workshop

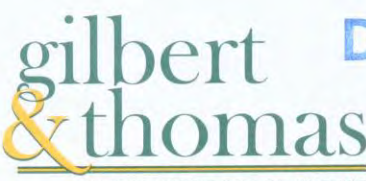
No 38 High Street West



**The Clerks' Office
and
Documents Safe**




 INDEPENDENT ESTATE AGENTS

DRAFT




ESTATE AGENT
OF THE YEAR
AWARDS
2004

Gold Winner
Midlands

ESTATE AGENT
OF THE YEAR
AWARDS
2005

Gold Winner
Midlands

36 HIGH STREET WEST UPPINGHAM

£315,000

A CHARMING END OF TERRACE STONE BUILT COTTAGE, SITUATED IN THE CENTRE OF THIS POPULAR RUTLAND MARKET TOWN OVERLOOKING UPPINGHAM SCHOOL. THE PROPERTY HAS BOTH GAS-FIRED CENTRAL HEATING AND PART SECONDARY DOUBLE GLAZING.

- Sitting Room
- Dining Room
- Utility Room
- Ensuite & Bathroom

- Inner Hall
- Fitted Kitchen
- 3 Bedrooms
- Single Garage & Garden

Market Street Oakham
Rutland LE15 6DY
Telephone: 01572 770777
Facsimile: 01572 755777

Associated Park Lane Office
Telephone 02074 094685
e-mail: enquiries@gilbertandthomas.co.uk
website: www.gilbertandthomas.co.uk

21 High Street East Uppingham
Rutland LE15 9PY
Telephone: 01572 821777
Facsimile: 01572 821888

¹³ Particulars of properties are reproduced with permission and acknowledging the copyright of the Estates Agents authors.

FLOOR PLAN

36 High Street West Uppingham



THE ACCOMMODATION IN DETAIL

GROUND FLOOR

FRONT ENTRANCE DOOR

Front entrance door leading to:

SITTING ROOM - 4.04m(13'3") x 4.04m(13'3")

With radiator, fireplace with fitted living flame coal effect gas fire with raised quarry tiled hearth and wood surround with mantel over, TV point, 3 wall light points, coving to ceiling, window seat and cupboard housing the electricity meter.



INNER HALL - 0.99m(3'3") x 0.89m(2'11")

With central heating thermostat and staircase with single handrail leading off to the first floor accommodation.

DINING ROOM - 3.81m(12'6") x 3.66m(12'0")

With radiator, fireplace with open fire with cast iron inset with tiles, raised quarry tiled hearth, stone surround with mantel over and point for gas fire, telephone point, 2 wall light points, beamed ceiling, shelving and built in understairs cupboard.



FITTED KITCHEN - 3.76m(12'4") x 3.45m(11'4")

Fitted with drawerline base and wall mounted cupboards and work surfaces, inset stainless steel sink unit with one and a half bowls, single drainer and mixer tap, tiling, point and space for electric cooker, radiator, 2 spotlight units, quarry tiled floor, wood panelled ceiling, fireplace with brick surround, central heating programmer, 2 windows and side entrance door.



UTILITY ROOM - 1.88m(6'2") x 1.75m(5'9")

With Belfast sink with tiling, plumbing and space for washing machine, wall mounted cupboard, quarry tiled floor and part glazed side entrance door.

FIRST FLOOR

LANDING

With radiator, exposed beam and 2 windows.

BEDROOM 1 - 4.55m(14'11") x 4.34m(14'3")

With 2 radiators, TV point, telephone point, fitted wardrobe, built in overstairs cupboard and views of Uppingham school.



ENSUITE SHOWER ROOM - 1.14m(3'9") x 1.27m(4'2")

(Plus Shower Compartment).

With 3 piece suite comprising: tiled shower compartment, low level WC and wall mounted wash hand basin, tiling, 2 downlighters, tiled floor, access to loft and expelair.

BEDROOM 2 - 4.24m(13'11") x 2.97m(9'9")

With radiator, wall light point, built in wardrobe, built in cupboard housing the central heating boiler, dressing table top and access to loft.

BEDROOM 3 - 2.97m(9'9") x 1.68m(5'6")

With radiator, telephone point, exposed beam and built in wardrobe.

REFITTED BATHROOM - 2.62m(8'7") narr 5'8" x 2.03m(6'8")

With new 3 piece suite comprising: wood panelled bath with shower fitting and 2 handrails, low level WC and pedestal wash hand basin, tiling, radiator, spotlight unit, wall light with electric shaver point, exposed beam and wood effect laminate floor.

OUTSIDE

DRIVEWAY

A short brick paved driveway leads to a:

DETACHED SINGLE GARAGE - 4.95m(16'3") x 2.95m(9'8")

With up and over front entrance door, 2 Georgian style glazed side entrance doors with 2 Georgian style glazed side panels leading to the enclosed brick paved/gravelled rear garden, lights and power points.

ENCLOSED REAR GARDENS - 8.23m(27'0") x 10.16m(33'4")

There is an enclosed walled brick paved courtyard garden to the rear of the property with a cold water tap, wall mounted outside light, raised flowerbed, pond and handgate.



UPPINGHAM

Uppingham is a charming market town on the southern side of Rutland, situated between Rutland Water and the Eye Brook Reservoir. The centre of the town is a conservation area with many fine stone houses. There are a variety of shops within the town and schools catering for children of most ages. For commuting the town is conveniently situated with easy access to major roads and train services to London.

DIRECTIONAL NOTES

From Uppingham Market Place turn right onto London Road and take the 1st turning on the left into High Street West. No. 36 High Street West is situated on the right handside, easily recognised by the Agent's For Sale Board.

SERVICES

Mains water (metered), gas, electricity and drainage are available. A telephone line is also available.

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX BAND: E

VIEWING

By appointment only to be made through the selling agents on either 01572 - 821777 or 01572 - 770777

To assist with your property enquiries we are open 7 Days a Week

Monday - Friday 8.30am - 6pm

Saturday - Oakham - 8.30am - 4pm, Uppingham 9am - 4pm

Sunday - Oakham - 10am - 3pm, Uppingham 10am - 1pm

September 1997

MURRAY

Open 7 days a week

38 HIGH STREET WEST, UPPINGHAM



Imposing Town House close to town centre, currently used as offices, comprises Entrance Lobby, Hall, Inner Hall, 2 Cloakrooms, 6 Offices, Waiting Room, Store, Kitchen, Gas Central Heating System.

£78,500

Messrs. Murray, *Chartered Surveyors and Estate Agents,*

*Market Street,
Oakham,
Rutland, LE15 6DY.
Tel (01572) 755555.*

*11 Red Lion Square,
Stamford,
Lincs. PE9 2AQ
Tel (01780) 766604*

*18 High Street East,
Uppingham,
Rutland, LE15 9PZ.
Tel (01572) 822587*

38 HIGH STREET WEST UPPINGHAM

An imposing Town House situated close to the centre of Uppingham.

Built mainly of stone with brick to the rear elevation beneath a blue slate roof, the property is currently used as offices and a Planning Application for a change of use from offices to residential has been lodged with the Rutland County Council.

The house has well proportioned accommodation, and in its current use, briefly comprises:

**ENTRANCE LOBBY, HALL, INNER HALL, CLOAKROOM,
2 LARGE OFFICES, STORE, WAITING ROOM, KITCHEN.
First Floor - LANDING, 4 OFFICES, CLOAKROOM.
GAS CENTRAL HEATING.**

Uppingham is an old market town with many fine stone buildings, a number of which form the central Conservation Area. In the centre there is a good range of shops which cater for most needs and a produce market every Friday. In addition there are other facilities include doctors' and dentists' surgeries, post office, library and a wide variety of schools for children of most ages. For commuters, the town is within driving distance of a number of centres including Oakham, Corby, Kettering, Leicester and Peterborough. There are good train services to London from both Kettering and Peterborough, the journey time from the latter destination to King's Cross taking only 50 minutes approximately. In the surrounding countryside one can enjoy many leisure pursuits, particularly at Rutland Water which is about 5 miles away. In addition the usual participating sports are available and these include football, cricket, rugby, tennis, bowls, golf etc.

The availability of this property presents an ideal opportunity to acquire a Town House close to the centre and an inspection is recommended.

The accommodation:

GROUND FLOOR

Part glazed panel front entrance door to

ENTRANCE LOBBY with panelling to walls and stone floor. Panelled inner door to

HALL with stone floor and wide archway leading to

OFFICE 1 12'6" x 12'4" Radiator. Meter cupboard under the window.

INNER LOBBY

OFFICE 2 15'8" x 11'8" having a built-in cupboard with arched door and shelving in either alcove. Exposed ceiling beams. Radiator.

REAR HALL with radiator and stone floor.

WAITING ROOM 8'10" x 4'10" with radiator.

STORE 12'2" x 11'6" with radiator and vaulted ceiling.

KITCHENETTE having a single drainer stainless steel sink unit with electric water heater over and cupboards beneath. Adjoining worktop and wall cupboard. Gas fired central heating boiler supplying the central heating system.

CLOAKROOM having a low-level WC suite and wash-hand basin with glazed tile splashback and electric water heater over. Radiator and built-in cupboard.

FIRST FLOOR

The first floor is approached over an attractive staircase with panelling to dado height and **GALLERY STYLE LANDING.**

CLOAKROOM with low-level WC and wash-hand basin with glazed tile splashback, electric water heater over and cupboard beneath.

OFFICE (1) 17'4" x 11' with two radiators.

OFFICE (2) 13'8" x 12' (max) with radiator and built-in cupboard.

INNER LANDING built-in shelved cupboard.

OFFICE (3) 11'10" x 7'8" with radiator.

OFFICE (4) 16' x 11' with radiator.

OUTSIDE

There is a Listed Water Pump with 1805 date mark.

COUNCIL TAX BAND To be assessed as a house - enquiries to Rutland District Council, Telephone Oakham (01572) 722577.

RATEABLE VALUE as offices - £4,000.

VIEWING by arrangement to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which could affect your interest.

SERVICES Mains Water, Electricity, Gas and Drainage are connected. Telephone installed. Gas fired central heating system with thermostatic controls to most radiators.

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose.

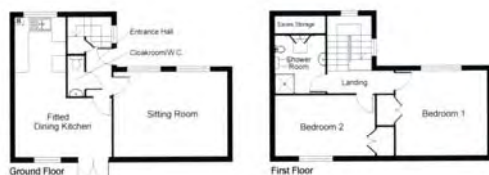
NB: Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

OPENING HOURS

OAKHAM & STAMFORD Mon - Fri 9.00 - 6.00
Saturday 9.00 - 4.00
Sunday & Bank Holidays 11.00 - 4.00
UPPINGHAM Mon - Fri 8.45 - 1.00, 2.00 - 5.30
Saturday 8.45 - 12.30
RJR/8.9.97(ww031)

Messrs. MURRAY for themselves and for the vendors of this property whose agents they are give notice that:

- (1) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract;
- (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) no person in the employment of Messrs. MURRAY has any authority to make or give any representation or warranty whatever in relation to this property.



Fudge Cottage, Shields Yard, Uppingham

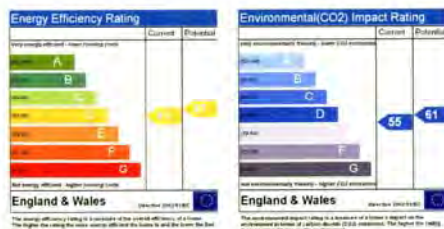
FOR INFORMATION PURPOSES ONLY - NOT TO SCALE
RGT - 2008/09
www.thomasparks.co.uk



**FUDGE COTTAGE
SHIELDS YARD
UPPINGHAM LE15 9SF**

A CHARMING SEMI DETACHED COTTAGE, SITUATED IN THE CENTRE OF THIS POPULAR RUTLAND MARKET TOWN. THE PROPERTY HAS A CANOPY PORCH, ENTRANCE HALL, CLOAKROOM/WC, SITTING ROOM, FITTED DINING KITCHEN, HALF LANDING, LANDING, 2 DOUBLE BEDROOMS, SHOWER ROOM, 2 GARDEN STORES, DRIVEWAY PROVIDING CAR HARDSTANDING, ENCLOSED REAR GARDEN, GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING.

£199,950



G405 Printed by Ravensworth Digital 0870 1125 306

The particulars have been prepared by great faith to give a fair and correct view of the property for the conduct of reasonable purchasers, and do not constitute part of any offer or contract. All dimensions are approximate.

Market Street, Oakham, Rutland LE15 6DY
T: 01572 770777 F: 01572 755777

21 High Street East, Uppingham, Rutland LE15 9PY
T: 01572 821777 F: 01572 821888



**FUDGE COTTAGE
SHIELDS YARD,
UPPINGHAM LE15 9SF**

**THE ACCOMMODATION IN
DETAIL**

GROUND FLOOR

CANOPY PORCH

With downlighter, wood panelled ceiling and front entrance door leading to:

ENTRANCE HALL -

1.09m(3'7") x 2.62m(8'7")

With radiator, central heating thermostat, built in understairs cupboard and staircase with single open handrail leading off to the first floor accommodation.

CLOAKROOM/WC -

0.76m(2'6") x 1.80m(5'11")

With 2 piece suite comprising: low level WC and wall mounted wash hand basin, tiling, radiator, downlighter and expelair.

SITTING ROOM -

5.11m(16'9") x 3.73m(12'3")

With radiator, fireplace with fitted living flame coal effect gas fire with canopy over, raised flagstone hearth and mantel over, TV point, telephone point, 2 wall light points, 2 downlighters, dimmer switch and 2 windows.

FITTED DINING KITCHEN -

4.32m(14'2") x 7'2" x 6.20m(20'4")

Fitted with base and wall mounted cupboards and work surfaces, inset stainless steel sink unit with one and a half bowls, single drainer and mixer tap, tiling, wall mounted cooker hood in canopy, point and space for electric cooker, plumbing and space for dishwasher and washing machine, further

appliance space, radiator, heater, 7 downlighters, tiled floor, central heating boiler, 2 windows and 2 UPVC double glazed doors leading to the timber decking area and enclosed lawned rear garden.

HALF LANDING

With window.

FIRST FLOOR

LANDING

With radiator and 2 windows.

BEDROOM 1 -

4.11m(13'6") x 3.73m(12'3")

With radiator, telephone point and built in wardrobe.

BEDROOM 2 -

4.50m(14'9") x 2.67m(8'9")

With radiator and built in wardrobe.

SHOWER ROOM -

2.21m(7'3") x 2.62m(8'7")

With 4 piece suite comprising: large tiled shower compartment, bidet, low level WC and pedestal wash hand basin, tiling, heated towel rail, 2 downlighters, built in cupboard, expelair and skylight.

BRICK & BLUE SLATE STORE 1

3.28m(10'9") x 2.13m(7'0")

With lights and power points.

BRICK & BLUE SLATE STORE 2

2.01m(6'7") x 0.94m(3'1")

With light.

DRIVEWAY

There is a gravelled driveway to the front of the property with borders providing car hardstanding.

GARDENS

A paved pathway leads to the front entrance door. There is a floodlit timber decking area immediately to the rear of the property with a cold water tap and lawn with raised mature well stocked borders, fencing, wall and handgate.

UPPINGHAM

Uppingham is a charming market town (on the southern side of Rutland, situated between Rutland Water and the Eye Brook Reservoir. The centre of the town is a conservation area with many fine stone houses. There are a variety of shops within the town and schools catering for children of most ages. For commuting the town is conveniently situated with easy access to major roads and train services to London.

DIRECTIONAL NOTES

From the Market Place turn right onto London Road and proceed into Orange Street turning left at the traffic lights into North Street West. Proceed along North Street West taking the 1st turning on the left into Shields Yard. Fudge Cottage, Shields Yard is situated on the a short way along on the left handside, easily recognised by the Agents For Sale Board.

SERVICES

Mains water, gas, electricity and drainage are available. A telephone line is also available.

None of the services, fittings or appliances (if any), heating installations,

plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

**COUNCIL TAX BAND: C
VIEWING**

By appointment only to be made through the selling agents on either 01572 - 821777 or 01572 - 770777.

To assist with your enquiries we are open 7 Days a Week
Monday - Friday 8.30am - 5.30pm.
Saturday - 9am - 4pm.
Sunday - Oakham - 10am - 2pm.
Uppingham Closed.

**MONEY LAUNDERING
REGULATIONS 2003**

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be a requirement that gilbert and thomas confirm the identity of its seller and buyers.

December 2010



Chartered Surveyors
Est. 1812

SALES • LETTINGS • COMMERCIAL • HOUSE SURVEYS • AGRICULTURAL MANAGEMENT • PLANNING & DEVELOPMENT

**HOBBITS LODGE, 3 SHIELDS YARD
UPPINGHAM, RUTLAND
LE15 9SF**



£179,000 Freehold

Market Street, Oakham,
Rutland LE15 6DY.
T: 01572 755555
oakham@murrayestateagents.co.uk

11 Red Lion Square, Stamford,
Lincs. PE9 2AQ.
T: 01780 766604
stamford@murrayestateagents.co.uk

18 High Street East, Uppingham,
Rutland LE15 9PZ.
T: 01572 822587
uppingham@murrayestateagents.co.uk



www.murrayestateagents.co.uk



DESCRIPTION

A charming semi-detached town house situated in the centre of this popular Rutland market town. Benefiting from gas central heating and UPVC double glazing, the accommodation comprises dining hall, sitting/dining room, fitted kitchen. On the first floor there are three bedrooms and bathroom with shower. Outside there is car hardstanding and attractive rear garden.

UPPINGHAM

Uppingham is a jewel of a market town, situated in the southern part of Rutland, it is famous for its independent school and it brings many cultural opportunities to the town for the residents to enjoy. Within the town centre are a good range of shops catering for most needs together with various services including doctors surgery, opticians, chemist, library, dentist. For commuters Uppingham is ideally positioned within an easy car drive to a number of centres, including Leicester, Peterborough, Oakham, Stamford, Kettering, Corby and Market Harborough. The A14 A1/M1 link, approximately 10 miles away between Kettering and Corby and there one can access the motorway system of England. For train travellers Kettering station, approximately 20 minutes drive offers frequent services to London St Pancras and the north.

Leisure activities in the area are many and varied with some beautiful countryside where one can ramble, cycle or just spend time at Rutland Water where there are further pleasures to be enjoyed including sailing, fishing, windsurfing etc. In addition there are many sports throughout Uppingham and Rutland catering for most needs.

ACCOMMODATION**GROUND FLOOR****CANOPY PORCH**

Wood-panelled ceiling, centre light, wall-mounted outside light, front entrance door leading to:

DINING HALL

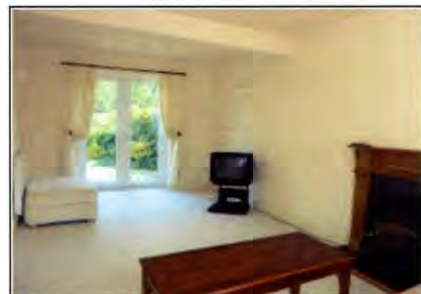
3.10m(10'2") x 3.30m(10'10")

Radiator, telephone point, three downlighters, built-in cloaks cupboard housing central heating boiler and programmer, built-in understairs cupboard, stairs to first floor.

**SITTING/DINING ROOM**

2.79m(9'2") x 5.51m(18'1")

Two radiators, fireplace with fitted living-flame coal-effect gas stove with marble insert, raised hearth and wooden surround with mantel over, TV point, telephone point, central heating thermostat, two wall-light points, four downlighters, dimmer switch and two UPVC double-glazed doors giving access to rear garden.



MURRAY

FITTED KITCHEN

3.10m(10'2") x 2.36m(7'9")

Fitted with base and wall-mounted cupboards and work surfaces, inset 1.5-bowl single drainer stainless steel sink unit with mixer tap, tiled splashbacks, point and space for gas cooker, built-in cooker hood, built-in fridge, plumbing and space for washing machine, radiator, four downlighters, UPVC double-glazed rear entrance door.

**FIRST FLOOR****LANDING**

Doors to bedrooms and bathroom.

BEDROOM ONE

3.35m(11'0") x 3.20m(10'6")

Radiator, loft access, window to rear.

**BEDROOM TWO**

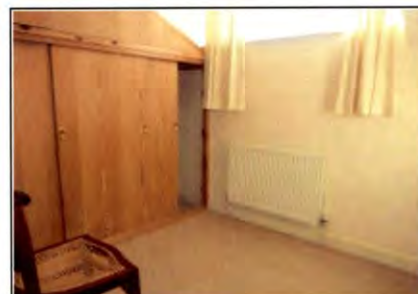
2.87m(9'5") x 2.49m(8'2")

Radiator, window to rear.

BEDROOM THREE

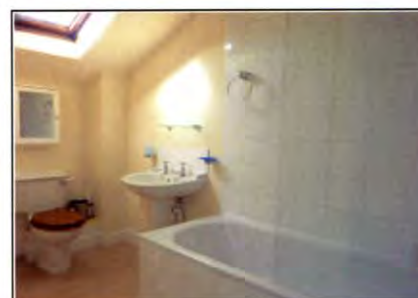
2.18m(7'2") x 2.16m(7'1")

Radiator, built-in wardrobe with cupboard over, window to front.

**BATHROOM**

1.65m(5'5") x 3.20m(10'6")

Three-piece suite comprising wood-panelled bath with shower fitting, low-flush WC and pedestal hand basin, tiled splashbacks, radiator, three downlighters, xpelair, skylight, built-in linen cupboard with slatted shelving.

**OUTSIDE**

MURRAY

CAR HARDSTANDING

There is a block-paved driveway to the front of the property and a gravelled driveway to the rear both providing ample car hardstanding.

GARDENS

There is a small paved area to the front of the property with borders, wall-mounted outside light, fencing and wall and a split-level paved garden to rear with borders, three wall-mounted outside lights, fencing and wall.

**SERVICES**

Mains Water, Electricity, Gas and Drainage are connected. Gas-fired central heating system. UPVC double glazing. Telephone installed.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

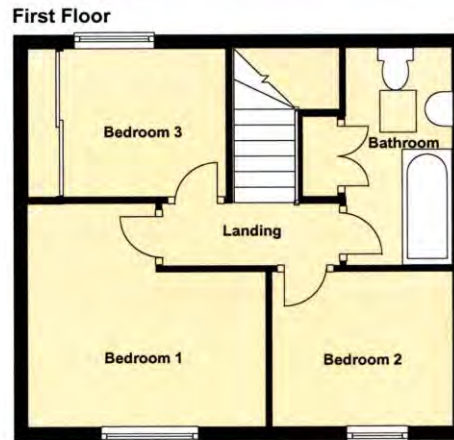
FLOOR PLAN-GROUND FLOOR

(Not to scale - for identification purposes only)

Ground Floor

FLOR PLAN-FIRST FLOOR

(Not to scale - for identification purposes only)



COUNCIL TAX BAND

Enquiries to Rutland County Council, Telephone Oakham 01572-722577

MORTGAGES

Murray, in conjunction with Mortgage Options, have access to over 1,500 schemes via a computer sourcing system. We are able to find the most competitive products currently available from all Banks and Building Societies. This advice is free of charge and can be used whether you buy through Murray Estate Agents or another Agent.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 6.00
Saturday 9.00 - 4.00 Sunday & Bank Holidays 10.00 - 2.00



1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.

May 2011

**gilbert
& thomas**
INDEPENDENT ESTATE AGENTS



**13 NORTH STREET WEST
UPPINGHAM LE15 9SF**

A CHARMING SEMI DETACHED HOUSE, SITUATED WITHIN LEVEL WALKING DISTANCE OF THE CENTRE OF THIS POPULAR RUTLAND MARKET TOWN. THE PROPERTY HAS AN ENTRANCE HALL, SITTING ROOM, DINING ROOM, FITTED KITCHEN, LANDING, 2 FIRST FLOOR BEDROOMS, STUDY, BATHROOM WITH SHOWER, SECOND FLOOR, FURTHER BEDROOM, ENSUITE SHOWER ROOM, ENCLOSED SOUTH FACING REAR GARDEN, LOBBY, GARDEN STORE, SEPARATE WC, GAS FIRED CENTRAL HEATING AND PART UPVC DOUBLE GLAZING.

£199,950

Market Street, Oakham, Rutland LE15 6DY
T: 01572 770777 F: 01572 755777

21 High Street East, Uppingham, Rutland LE15 9PY
T: 01572 821777 F: 01572 821888

THE ACCOMMODATION IN DETAIL

GROUND FLOOR

FRONT ENTRANCE DOOR

Part glazed front entrance door with glazed panel over leading to:

ENTRANCE HALL -

1.78m(5'10") x 3.66m(12'0")

With radiator, central heating thermostat, quarry tiled floor, coving to ceiling, mat well, understairs area and staircase with single open handrail leading off to the first floor accommodation.

SITTING ROOM -

3.63m(11'11") x 3.63m(11'11")

(Plus Bay Window In Addition).

With radiator, fireplace with open fire grate with cast iron insert, raised marble hearth and wood surround with mantel over, TV point, 2 wall light points, dimmer switch, coving to ceiling and picture rail.



DINING ROOM -

3.00m(9'10") x 3.78m(12'5")

With radiator with cover, telephone point, 3 wall light points, dimmer switch, quarry tiled floor, coving to ceiling, dado rail and 2 archways leading to:



FITTED KITCHEN -

2.92m(9'7") x 3.78m(12'5")

Fitted with drawerline base and wall mounted cupboards and

tiled work surfaces, inset asterite sink unit with single drainer and mixer tap, point and space for electric cooker, cooker hood in canopy over, plumbing and space for dishwasher and washing machine, further appliance space, radiator, 2 spotlight units, quarry tiled floor, coving to ceiling, dado rail, 2 windows, new central heating boiler and part glazed rear entrance door.



FIRST FLOOR

LANDING

With radiator.

INNER LANDING

With telephone point and staircase with single handrail leading off to the second floor accommodation.

BEDROOM 2 -

3.28m(10'9") x 3.63m(11'11")

With radiator, built in alcove wardrobe, cast iron fireplace with mantle over and timber floor.

BEDROOM 3 -

3.00m(9'10") x 2.79m(9'2")

With radiator, cast iron fireplace with mantle over and timber floor.

STUDY -

1.55m(5'1") x 2.79m(9'2")

With radiator and fitted cupboard housing the hot water cylinder and immersion heater.

FAMILY BATHROOM -

1.65m(5'5") x 2.77m(9'1")

With 3 piece suite comprising: wood panelled bath with shower fitting and 2 handrails, low level WC and pedestal wash hand basin, tiling to half height, radiator, wall light with electric shaver point and wood panelled walls.

SECOND FLOOR

BEDROOM 1 -

4.11m(13'6") x 4.14m(13'7")

(Height Of Room - 6'9").

With radiator, ceiling beam, vaulted ceiling, access to loft and 2 skylights.



enquiries@gilbertandthomas.co.uk

13 North Street West, Uppingham LE15 9SF



VIEW FROM BEDROOM 1



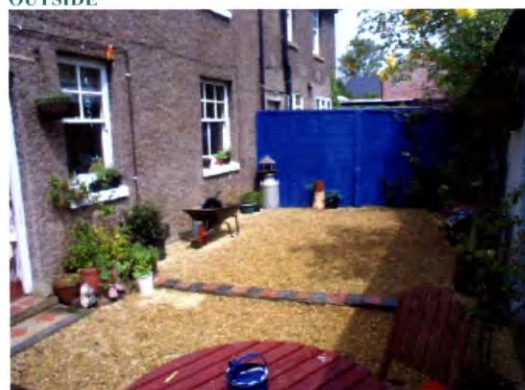
TILED ENSUITE SHOWER ROOM

0.74m(2'5") x 1.57m(5'2")

(Plus Shower Compartment, Height 5'11").

With 3 piece suite comprising: tiled shower compartment, low level WC and wall mounted wash hand basin, fully tiled, wall light point and expelair.

OUTSIDE



ENCLOSED REAR GARDEN -

7.47m(24'6") x 3.94m(12'11")

There is a small gravelled garden area to the front of the property with shrubs and retaining wall. There is an enclosed floodlit south facing gravelled garden area to the rear of the property with handgate to the side.



BRICK AND SLATE OUTBUILDING

COMPRISING:

LOBBY -

0.91m(3'0") x 0.99m(3'3")

With quarry tiled floor.

GARDEN STORE -

3.28m(10'9") x 2.64m(8'8")

With lights and power points.

WC -

0.91m(3'0") x 1.70m(5'7")

With single piece suite comprising: low level WC and quarry tiled floor.

UPPINGHAM

Uppingham is a charming market town on the southern side of Rutland, situated between Rutland Water and the Eye Brook Reservoir. The centre of the town is a conservation area with many fine stone houses. There are a variety of shops within the town and schools catering for children of most ages. For commuting the town is conveniently situated with easy access to major roads and train services to London.

DIRECTIONAL NOTES

From Uppingham Market Place turn right onto London Road and proceed into Orange Street turning left at the traffic lights into North Street West. No. 13, North Street West is situated a short way along on the left handside, easily recognised by the Agents For Sale Board.

SERVICES

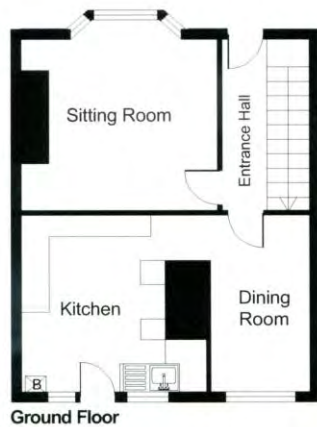
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None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX BAND: C

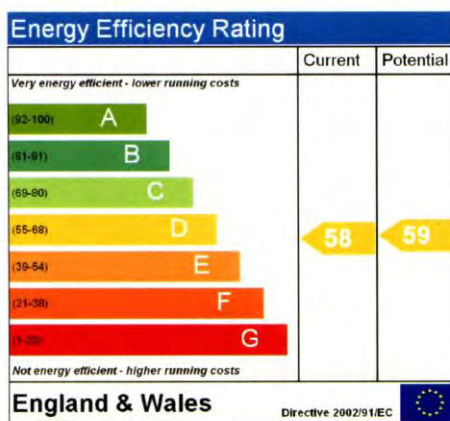
VIEWING

By appointment only to be made through the selling agents on either 01572 - 821777 or 01572 - 770777.

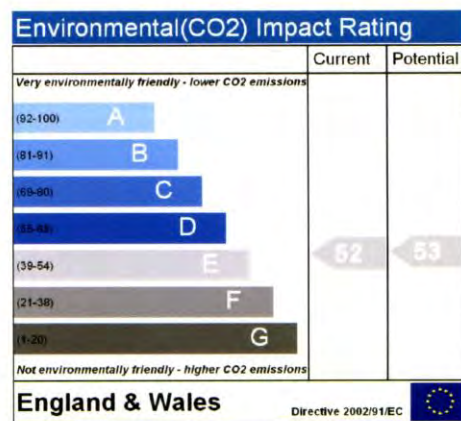


13 North Street East, Uppingahm

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
REF : 2884/6146
www.home-plans.co.uk



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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The particulars have been prepared in good faith to give a fair overall view of the property for the guidance of intending purchasers, and do not constitute, nor constitute part of any offer or contract. All dimensions are approximate.

MARCH 1994

MURRAY

Open 7 days a week

**15 NORTH STREET WEST
UPPINGHAM**



Front elevation
End of Terrace Town House comprises Entrance Hall, Fitted Kitchen,
First Floor Lounge, Bedroom, Shower Room. Garage.
Car Parking Space, Front Yard, Garden Store.

£32,500

PLEASE CONTACT UPPINGHAM OFFICE

Messrs. Murray,

*Market Street,
Oakham,
Rutland, LE15 6DY,
Telephone Oakham (0572) 755555.*

Chartered Surveyors and Estate Agents,

*18, High Street East,
Uppingham,
Rutland, LE15 9PZ.
Telephone Uppingham (0572) 822587.*

15 NORTH STREET WEST UPPINGHAM

An End of Terrace Town House constructed of both brick and stone beneath a blue slate roof. The property is located within walking distance of the town centre. The property has **ELECTRIC STORAGE HEATING.**

Uppingham is a market town within commuting distance of Oakham 7 miles, Corby 7 miles, Kettering 14 miles, Leicester 20 miles and Peterborough 20 miles. Train services to London are available from both Kettering and Peterborough. The centre of the town has built up around the famous Uppingham Public School and there are some fine stone buildings. The shopping is served by shops and has a market every Friday. There are also other facilities and amenities including doctors' and dentists' surgeries, theatre, post office, library and schools catering for children of all ages. Leisure pursuits are available in the countryside around including rambling, sailing and windsurfing on Rutland Water which is only 5 miles away. Football and cricket are available within the town.

DIRECTIONAL NOTES: Proceeding from the Uppingham office turn right and travel along High Street East, along the one-way system. On reaching the junction at the bottom of the road turn left into North Street East. Proceed along North Street East and pass through the traffic lights into North Street West. No 15 North Street West is situated a short way along on your left-hand side, recognised by the Agents' "for sale" board.

The accommodation in more detail: (all dimensions are approximate.

GROUND FLOOR

Part glazed front entrance door with wall-mounted outside light leading to

ENTRANCE HALL 5'2" x 4' (average). With built-in understairs cupboard, door to garage. Door leading to

FITTED KITCHEN 12' x 7'4" (average) fitted with drawer line base and wall-mounted cupboard and work surfaces. Inset stainless steel sink unit with single drainer, tiled splashback. Inset **HOB**, built-in **SPLIT-LEVEL OVEN**. Plumbing for automatic washing machine, appliance spaces. Storage heater. Double window aspect. Understairs area. Staircase with open handrail leading off to the first floor accommodation.

FIRST FLOOR

LANDING with loft access.

LOUNGE 13'8" x 9' (average). With storage heater, fireplace with open fire grate with cast iron surround, with mantel over and raised hearth. TV point, display plinth. Double window aspect. Built-in Airing Cupboard with lagged hot water cylinder, immersion heater and slatted shelving.

BEDROOM 8'6" x 8' positioned to the rear of the property. Storage heater. Display plinth, overstairs plinth. Built-in wardrobe.

SHOWER ROOM 10'2" x 2'10" with three piece suite comprising tiled shower compartment, low-level WC and wall-mounted wash-hand basin. Tiled splashback.

OUTSIDE

GARAGE 13'6" x 8'4" (maximum) with up-and-over front entrance door, internal door to hall, lights, power points, electric meters.

There is a gravelled **CAR PARKING SPACE** to the rear of the property.

There is a **YARD** to the front of the property.

There is a **GARDEN STORE**.

SERVICES Mains Water, Electricity, Gas and Drainage are available. A British Telecom telephone line is also available. (None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents).

COUNCIL TAX BAND - Enquiries to Rutland District Council, Telephone 0572-722577.

VIEWING By appointment to be made through the Selling Agents please.

VG/28. 1.94(34)

Messrs. MURRAY for themselves and for the vendors of this property whose agents they are give notice that:

- (1) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract;
- (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (3) no person in the employment of Messrs. MURRAY has any authority to make or give any representation or warranty whatever in relation to this property.

June 2006



gilbert DRAFT
& **thomas**

INDEPENDENT ESTATE AGENTS



17 NORTH STREET WEST UPPINGHAM



NO UPWARD CHAIN £124,950

A CHARMING RECENTLY RENOVATED BRICK AND STONE CORNER TERRACE HOUSE, SITUATED WITHIN LEVEL WALKING DISTANCE OF THE CENTRE OF THIS POPULAR RUTLAND MARKET TOWN. THE PROPERTY HAS A NEW GAS FIRED CENTRAL HEATING SYSTEM, KITCHEN AND BATHROOM.

- Refitted Kitchen
- 2 Bedrooms
- Car Parking Space
- Sitting Room
- New Bathroom With Shower
- Shared Rear Yard.

Market Street Oakham Rutland LE15 6DY
Telephone: 01572 770777 Facsimile: 01572 755777

Hopes Yard Uppingham Rutland LE15 9QQ
Telephone: 01572 821777 Facsimile: 01572 821888

e-mail: enquiries@gilbertandthomas.co.uk website: www.gilbertandthomas.co.uk

THE ACCOMMODATION IN DETAIL

GROUND FLOOR

REAR ENTRANCE DOOR

Rear entrance stable door with wall mounted outside light leading to:

REFITTED KITCHEN - 1.75m(5'9") x 4.24m(13'11")

Refitted with drawerline base and wall mounted cupboards and work surfaces, inset stainless steel sink unit with single drainer and mixer tap, tiling, built in stainless steel appliances including: hob, cooker hood and oven, plumbing and space for washing machine, radiator, spotlight unit, tiled floor, electricity meter cupboard and staircase with single handrail leading off to the first floor accommodation.



SITTING ROOM - 3.45m(11'4") x 4.27m(14'0")

With radiator, fireplace with open fire with brick surround, quarry tiled hearth and wood mantel over, TV point, telephone point, spotlight unit, dimmer switch and built in understairs cupboard.



FIRST FLOOR

LANDING

With spotlight unit and central heating thermostat.

BEDROOM 1 - 3.00m(9'10") narr 6'10 x 4.14m(13'7")

With radiator, spotlight unit and access to loft.

BEDROOM 2 - 2.24m(7'4") x 2.44m(8'0")

With radiator and spotlight unit.

REFITTED BATHROOM - 1.63m(5'4") x 2.01m(6'7")

With new 3 piece suite comprising: wood panelled bath with shower fitting and 2 handrails, low level WC and pedestal wash hand basin, tiling, ladder style towel rail, expelair and built in overstairs cupboard housing the central heating boiler.

OUTSIDE

CAR PARKING SPACE

There is a brick paved single car parking space adjacent to the side of the property.

SHARED REAR YARD

There is a shared yard to the rear of the property.



UPPINGHAM

Uppingham is a charming market town on the southern side of Rutland, situated between Rutland Water and the Eye Brook Reservoir. The centre of the town is a conservation area with many fine stone houses. There are a variety of shops within the town and schools catering for children of most ages. For commuting the town is conveniently situated with easy access to major roads and train services to London.

DIRECTIONAL NOTES

From the Market Place turn right onto London Road and proceed into Orange Street turning left at the traffic lights into North Street West. No. 17, North Street West is situated a short way along on the left handside, easily recognised by the Agents For Sale Board.

SERVICES

Mains water, gas, electricity and drainage are available. A telephone line is also available.

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

COUNCIL TAX BAND: A

VIEWING

By appointment only to be made through the selling agents on either 01572 - 821777 or 01572 - 770777

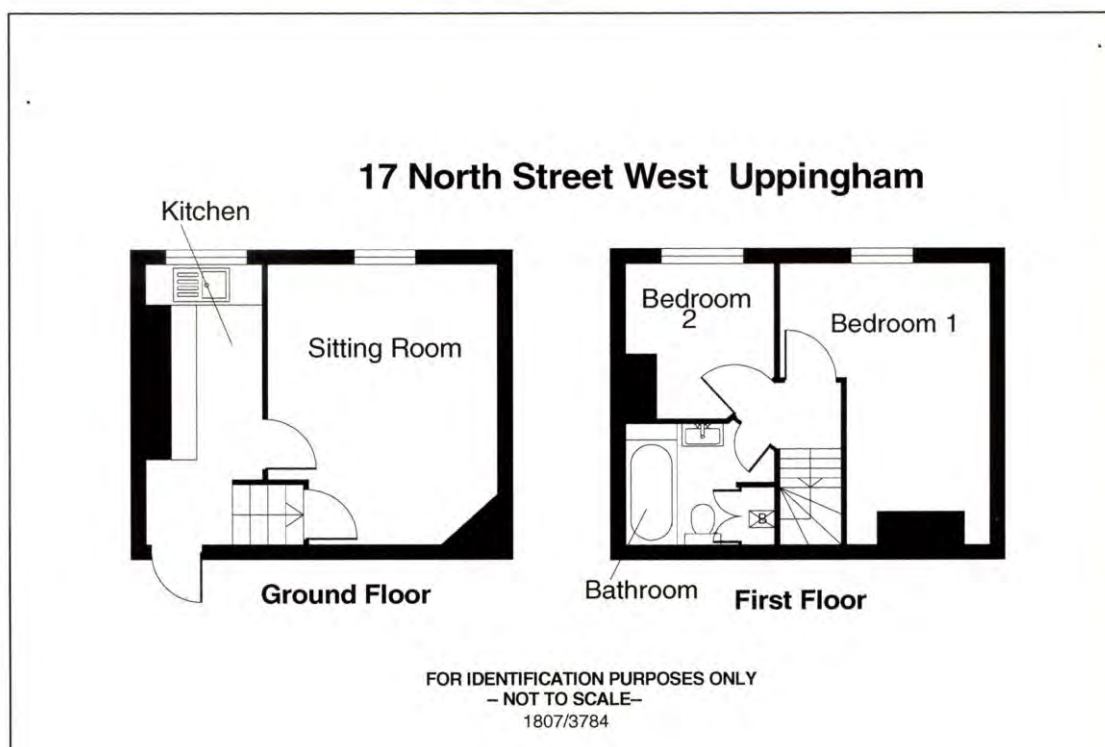
To assist with your property enquiries we are open 7 Days a Week

Monday - Friday 8.30am - 6pm

Saturday - Oakham - 8.30am - 4pm, Uppingham 9am - 4pm

Sunday - Oakham - 11am - 4pm, Uppingham 10am - 1pm

FLOORPLAN



DISTRIBUTION LIST

The County Archivist	Leicestershire, Leicester & Rutland Record Office Long Street Wigston Magna Leicester LE8 2AH.
The Curator	Rutland County Museum Catmos Street Oakham Rutland LE15 6HW.
The Archivist	Uppingham School School Lane Uppingham Rutland LE15 9QU.
Hon Librarian	Uppingham Local History Study Group c/o Uppingham Library Queen Street, Uppingham Rutland LE15 9QR.
Mr P N Lane	

UPPINGHAM LOCAL HISTORY GROUP

The Court Rolls of the Manor of Preston with Uppingham

- Part 1. Introduction, Indenture Tripartite of 1656 and the 1664 Uppingham Hearth Tax.
 2. The Latin Volume 1658 – 1684.
 3. The British Library Roll 1735 – 1736 and Northampton Record Office fragment (n.d).
 4. Volume A 1737 – 1767.
 5. Volume B 1769 – 1789.
 6. *Volume C 1790 – 1808.*

The Court Rolls of the Rectory Manor of Uppingham

- Vols IV - VII Court Rolls 1738 – 1858.*
 VIII Court Rolls 1858 – 1880.
 IX Court Rolls 1880 – 1936.
 X Court Minute Book 1791 – 1821.

Property Studies

- | | |
|-----------------------------------------------|-----------------------------------------|
| ULHG 1. Stocks of Uppingham (formerly Ovens). | [No. 17 High Street East] |
| 3. Uppingham School Bookshop, Parts 1 & 2. | [No. 9 High Street East] |
| 4. James Smith's Messuage. | [Reeves Yard, High Street East] |
| 5. The Lake Isle Town House & Restaurant. | [No. 16 High Street East] |
| 10. Beast Hill Messuage. | [Nos 1 to 13 South View] |
| 11. Hopes Yard : An Overview | [Nos 1-15 Hopes Yard, HSE & NSE] |
| 19. The Congregational Church and Manse. | [Nos 1 & 3 Adderley Street] |
| 20. Meadhurst School Boarding House. | [No. 11 Ayston Road] |
| 21. Stone Cottage. | [Nos 1 & 3 New Town Road] |
| 22. The Hollies, Colbridge House & Craigella. | [Nos 58-62 High Street East] |
| 23. Seacy Villa | [No. 4 Stockerston Road] |
| 25. <i>'Hotchpotch Cottage'.</i> | <i>[Nos 4 – 16 North Street West]</i> |
| 27. 'Chesterton'. | [No. 18 High Street West] |
| 31. The Woodfield Windmill. | [Field OS 7937, Leicester Road] |

Mini-Histories

- | | |
|--------------------------------------------------|------------------------------------|
| ULHG(MH) 1. Bennett's, Gambles or Sheild's Yard. | [No. 36 High Street West] |
| ULHG(MH) 2. Bethesda Chapel & Minister's House | [Nos 8 & 10 Orange Street] |
| ULHG(MH) 3. 'Newell House'. | [No. 26 High Street West] |
| ULHG(MH) 4. Schools : Leighfield to Grammar. | [Stockerston Rd & High St West] |
| ULHG(MH) 5. <i>The Unicorn</i> | <i>[No. 11 High Street East]</i> |

Other Titles

- Godfrey's Terrier 1619 : Belton-in-Rutland.
 Indenture Quadripartite : dated 16 March 1687.
 Agreement and Settlement on the marriage between Edward
 Fawkenor of Uppingham to Susan Waite of London,
 [Terrier of Preston with Uppingham and Scarlies Manor properties].
 "Notes" on the History of Uppingham : Canon Aldred & Rev E A Irons (edited).
 "Further Notes" on the History of Uppingham : Canon Aldred (edited).
 The Road to Ridlington : A look at Anglo Saxon & early medieval roads to Ridlington and
 their relation to the Deer Park & Hunting Lodge now Park Farm.

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In the mid-1970's the **Uppingham Local History Group** –

Betty Finch of Ayston

Peter Lane of Uppingham

David & Mary Parkin then of Wing and now Eggleton

with assistance from others, carried out research into the court rolls of the two Uppingham manors.

After editing, their work is published as listed at the top of the previous page. Information uncovered by the Group has provided also material for writing “histories” of some of the properties in the town. The results of our research are listed above.

Titles in italics are under preparation.

Copies of ULHG's Studies may be seen in the Local Studies Section of the Record Office for Leicestershire, Leicester & Rutland at Wigston (Leicester), at the Rutland County Museum and at the Uppingham Local History Study Group.

More recently the search for information about Uppingham's past has been carried on by members of the **Uppingham Local History Study Group** who have published studies about the development of the town, what life was like in the years 1851 & in 1802 and the 'Uppingham in Living Memory' series. Information about the Group, its publications and how it may be contacted can be found at -

Websites

<http://uppinghamhistory.org.uk>

E-mail (general & enquiries)

secretary@uppinghamhistory.org.uk

(book sales)

orders@uppinghamhistory.org.uk

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July 2011.